



Marion County Board of County Commissioners

Growth Services ♦ Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2675 Fax: 352-438-2676

SPECIAL USE PERMIT APPLICATION PACKAGE FOR TELECOMMUNICATION ANTENNA OR TOWER SITE

Application No.: _____

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Section 4.3.25. for the following described property zoned A-1, for the purpose of: 199' monopole telecommunication tower facility.

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 15967-000-00

Property dimensions: NA, irregular shaped parcel Total acreage: 266.21

Directions: From downtown Anthony, take NE 97th Street Road (Burbank Road) east 4.27 miles to access gate on the left side of the road.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Pasteur Cattle Co., Inc
Property owner name (please print)
5251 NE 97th Street Road
Mailing address
Anthony, FL 32617
City, state, zip code
(352) 817-3917
Phone number (please include area code)

Gulfstream Towers Holding Company, LLC
Applicant or agent name (please print)
127 W. Fairbanks Avenue, #469
Mailing address
Winter Park, FL 32789
City, state, zip code
(407) 617-0167
Phone number (please include area code)

Crawford A. Pasteur
Signature Crawford A. Pasteur, President

Mike Burkhead
Signature Mike Burkhead, President

Please note: the special use permit will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$2,000.00 and is non-refundable. For more information, please contact the Planning & Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE: _____ ZONING MAP NO.: _____

Rev. 04/2017

"Meeting Needs by Exceeding Expectations"



127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

11.24.25

Marion County
Planning & Zoning Dept
2710 E. Silver Springs Blvd
Ocala, FL 34470

RE: Proposed 199' Monopole Communications Tower / Parcel 15967-000-00

Mr. Pasteur,

Gulfstream Towers proposes building a 199' monopole tower just East of the intersection of NE 90th Street Road (Burbank Road) and NE 58th Avenue (Baseline Road), approx 3.5 miles East of Anthony. Located on a 266-acre parcel (15967-000-00) and zoned A-1, the proposed tower will provide infrastructure for wireless/mobile telecommunications in this immediate area. The nearest similar communication facility is almost 3 miles away in each direction.

The proposed facility will be designed, fenced, landscaped per the Marion County LDC with access via private easement to NE 90th Street Road and existing utilities (power & telco) available on-site from the prior 300' guy tower (radio station) that was removed in 2023.

The required plans, survey, reports and maps are attached along with our SUP application for your review. Please contact us if additional information is needed.

Kind regards,

Mike Burkhead

Mike Burkhead
(407) 617-0167
mike@gulfstreamtowers.com

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT Attachment A

DOCUMENT# P93000042211

Entity Name: PASTEUR CATTLE CO., INC.

Current Principal Place of Business:

5251 NE 97TH STREET ROAD
ANTHONY, FL 32617

Current Mailing Address:

5251 NE 97TH STREET ROAD
ANTHONY, FL 32617

FEI Number: 59-3255122

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ORTIZ, GEORGE
3515 WEDGEWOOD LANE #146
THE VILLAGES, FL 32162 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Officer/Director Detail :

Title PSTD
Name PASTEUR, CRAWFORD A
Address 5251 NE 97TH STREET ROAD
City-State-Zip: ANTHONY FL 32617

Title VD
Name CARTER, JAMES EIII
Address 5795 NE 97TH STREET ROAD
City-State-Zip: ANTHONY FL 32617

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES E CARTER III

VD

04/12/2025

Electronic Signature of Signing Officer/Director Detail

_____ Date

③
~~49-50~~ 61-00
-70
70-20
61-70
RECORD AND RETURN TO

Prepared by
Debora Phillips
1st Quality Title, LLC
3227 SE Maricamp Road Ste 101
Ocala, FL 34471
(352) 690-1787

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 05/13/2009 04:04:41 PM
FILE #: 2009040591 OR BK 05197 PGS 0772-0778

RECORDING FEES 61.00

DEED DOC TAX 0.70

JKL

Return to: Grantee

File No.: 1Q-08-0633

QUIT CLAIM DEED

This Deed is given from the beneficiaries of the Estate of Junita VanDyke Pasteur

THIS INDENTURE, made on 4-10-09, by and between

James Mason Pasteur unmarried widower, 5251 NE 97th Street Road, Anthony, FL 32617

James E. Carter, III joined by his wife **Diane F. Carter**, 5259 NE 97th Street Road, Anthony, FL 32617

Crawford A. Pasteur and his wife, **Georgia H. Pasteur**, 5253 NE 97th Street Road, Anthony, FL 32617

Seaborn L. Pennington and his wife, **Katherine Pennington**, 3073 Highway 160, Bonifay, FL 32425

Martha Varney, single, 5257 NE 97th Street Road, Anthony, FL 32617
party of the first part, and

Pasteur Cattle Co., Inc. a Florida Corporation, organized and existing under the laws of the State of FL

whose address is 5251 NE 97th Street Road, Anthony, FL 32617
party of the second part,

Witnesseth: that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of County, State of State, to-wit:

PARCEL A:
THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 22 EAST.
AND
THE NE 1/4 AND THAT PART OF THE NE 1/4 OF THE SE 1/4 NORTH OF PAVED ROAD; LESS AND EXCEPT THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 AND LESS AND EXCEPT THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 14 SOUTH, RANGE 22 EAST.
AND
THE NORTH 1/2 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE SW 1/4 AND THE WEST 7.5 CHAINS OF THE NE 1/4 OF THE SW 1/4 AND THE SOUTH 3/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 23 EAST.
AND

AND

NW 1/4 AND THE SW 1/4, EXCEPT ROAD AND EXCEPT THE SW 1/4 LYING SOUTH OF PAVED ROAD AND LESS AND EXCEPT THE NW 1/4 OF THE NW 1/4 AND LESS AND EXCEPT THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE WEST 150 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE SW 1/4 OF NW 1/4 OF NW 1/4 AND LESS AND EXCEPT THE WEST 100 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4, IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST.

ALL OF THE ABOVE LYING AND BEING IN MARION COUNTY, FLORIDA.

PARCEL B:

THE NORTH 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

Parcel Identification Number: 14421-000-00, 13979-000-00

THIS DEED IS GIVEN FROM THE BENEFICIARIES OF THE ESTATE OF JUANITA VANDYKE PASTEUR.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

J Mason Pasteur
J Mason Pasteur a/k/a James Mason Pasteur

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature D Phillips
Phillips

Witness Signature M. Vazoukas
M. VAZOUKAS

State of FL

County of Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 4-28-09,
by, J Mason Pasteur a/k/a James Mason Pasteur who is personally known to me or has produced _____
as identification.

D Phillips
NOTARY PUBLIC



Notary Print Name _____
My Commission Expires: _____

James E. Carter, III / Diane F. Carter
James E. Carter, III / Diane F. Carter

Signed, sealed and delivered in the presence of these witnesses:

D.L. Phillips
Witness Signature *D.L. Phillips*

M. Vazoulas
Witness Signature *M. Vazoulas*

State of FL

County of Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 4-8-09,
by, James E. Carter, III and Diane F. Carter who is personally known to me or has produced Passport
as identification.

 *D.L. Phillips*
NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____

+ Crawford A. Pasteur / Georgia H. Pasteur

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature [Signature] Phillips

Witness Signature [Signature] M-Vazoulas

State of FL

County of Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 4-10-09 by, Crawford A. Pasteur and Georgia H. Pasteur who is personally known to me or has produced Driver License as identification.

[Signature] NOTARY PUBLIC

Notary Print Name D. L. PHILLIPS MY COMMISSION # DD 714853 EXPIRES: October 25, 2011 My Commission Expires [Signature] Bonded Thru Budget Notary Services

[Signature]
Martha Varney

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: D Phillips

[Signature]
Witness Signature

Print Name: m manias

State of FL

County of Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 4-14-09, by **Martha Varney** ~~joined by her spouse~~ D, who is/are personally known to me or who has/have produced a valid drivers license as identification.



D. L. PHILLIPS
MY COMMISSION # DD 714853
EXPIRES: October 25, 2011
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC

Printed Name of Notary _____
My Commission Expires: _____

✓ Seaborn L. Pennington / Katherine Pennington
Seaborn L. Pennington / Katherine Pennington

Signed, sealed and delivered in the presence of these witnesses:

✓ Bethany West
Witness Signature Bethany West

✓ Bethany Riley
Witness Signature Bethany Riley

State of Florida

County of Holmes

✓ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 4-23-09,
by, Seaborn L. Pennington and Katherine Pennington who is personally known to me or has produced
as identification.

CODY TAYLOR, Clerk Circuit Court
Holmes County, Florida

✓ Bethany West n.c.
NOTARY PUBLIC

✓ Seal

✓ Bethany West
Notary Print Name
My Commission Expires: — N/A

Attachment A

Site Number: FL247
Site Name: Anthony East

SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into on October 17, 2023, between Pasteur Cattle Co., LLC, a Florida limited liability company ("LESSOR") and Gulfstream Towers Holding Company, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

For good and valuable consideration in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Site. LESSOR is the owner of a parcel of land located at NE 97th Street Road, Marion County, Florida, Parcel ID: 15967-000-00, as more particularly described in **Exhibit A** annexed hereto (the "Land"). LESSOR leases to LESSEE and LESSEE leases from LESSOR, a portion of the Land consisting of approximately 6,400 square feet, together with non-exclusive easement(s) for reasonable access and utilities, as more particularly described in **Exhibit B** annexed hereto (the "Site").

2. Use. The Site will be used by LESSEE for the construction, installation, operation, maintenance, repair, replacement or removal of, at its expense, a communication tower facility and uses incidental thereto, including, without limitation, tower and foundation, antennas, cables, cabinets, shelters, utility equipment, conduit, back-up power sources (including generators and fuel storage tanks) and related fixtures ("Facilities"). LESSEE will use the Site and Facilities to sublease tower and ground space to wireless communication companies for their respective networks. LESSEE will have access to the Site 24 hours a day, 7 days a week, on foot or motor vehicle, over or along a non-exclusive access easement extending from the nearest public right-of-way to the Site. LESSEE'S non-exclusive utility easement(s) will provide for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said easement(s) from the Site to a location determined by the servicing utility.

3. Term and Renewal. The initial term of this Agreement ("Initial Term") is 5 years and shall commence upon the date of execution by both Parties ("Commencement Date"). LESSEE shall have the right to extend this Agreement for 9 additional 5-year terms (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically renew for each successive Renewal Term unless LESSEE provides LESSOR written notice of the intention not to renew the Agreement at least 90 days prior to the expiration of the then current term.

4. Rent.

LESSOR agrees to provide to LESSEE certain documentation required by LESSEE in connection with the payment of rent, including without limitation; (a) documentation acceptable to LESSEE evidencing LESSOR's good and sufficient title to or interest in the Land; and (b) an IRS Form W-9 for any party to whom rent payments are to be made pursuant to this Agreement. Delivery of such documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments until such documentation has been supplied to LESSEE as provided herein.

Within 15 days of obtaining an interest in the Land or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall provide LESSEE with the requested documentation in the manner set forth in the preceding paragraph. Delivery of such documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments to any assignee(s), transferee(s) or other successor(s) in interest to LESSOR until such documentation has been supplied to LESSEE as provided herein. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer.

5. Authority, Title and Quiet Enjoyment. LESSOR represents and warrants to LESSEE, as of the Commencement Date of this Agreement and throughout the Initial Term and each Renewal Term that: (a) LESSOR has full right, power and authority to enter into, execute and perform this Agreement and that no

Attachment A

Site Number: FL247
Site Name: Anthony East

consent from any other person or entity is necessary; (b) LESSOR has good and unencumbered fee title to the Land, free and clear of any liens, judgments or impediments of title; (c) there are no covenants, easements or restrictions which would adversely affect or prevent the use of the Site by LESSEE; (d) the execution and performance of this Agreement will not violate any laws, ordinances, covenants, or the provisions of any other agreement binding on LESSOR; (e) LESSEE may obtain title insurance on its interest in the Site and LESSOR agrees to execute such documents as the title company may reasonably require in connection therewith; (f) LESSEE is entitled to access the Site at all times and to the quiet enjoyment of the Site so long as LESSEE is not in default beyond the expiration of any applicable grace or cure period; and (g) LESSOR shall not have unsupervised access to the Site or to the Facilities.

6. Assignment and Subleasing. LESSEE shall have the right to assign or otherwise transfer this Agreement upon written notice to LESSOR, provided, however, that the proposed assignee is in the primary business of operating communication tower facilities, is of equal or better financial condition than LESSEE (as can be reasonably determined and in good faith) and the proposed assignee assumes all of LESSEE'S obligations herein. Upon such assignment, LESSEE shall be relieved of all liabilities and obligations hereunder and LESSOR shall look solely to the assignee for performance under this Agreement.

LESSEE shall have the right to sublease the Site upon written notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties thereto.

LESSOR and LESSEE shall have the right, upon written notice to the other, to grant a security interest in this Agreement (in regard to LESSEE, the Facilities) and may collaterally assign this Agreement (in regard to LESSEE, the Facilities) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, LESSOR and LESSEE shall execute such consent to leasehold financing as may be required by Secured Parties.

7. Notices. All notices, requests, demands and other communications shall be in writing and are effective 3 days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by overnight delivery via a nationally recognized courier to the address set forth below. LESSOR and LESSEE may from time to time designate any other address for this purpose by providing written notice to the other Party.

LESSOR: Pasteur Cattle Co., LLC
5251 NE 97th Street Road
Anthony, FL 32617

LESSEE: Gulfstream Towers Holding Company, LLC
127 W. Fairbanks Avenue, #469
Winter Park, FL 32789

8. Improvements, Maintenance and Removal. LESSEE may, at its expense, make such improvements at the Site, as it deems necessary from time to time for the operation of the Facilities. LESSEE shall have the right to replace, repair, add or otherwise modify the Facilities or any portion thereof at any time during the term of this Agreement. LESSEE shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. All improvements shall be at the discretion and option of LESSEE and LESSOR acknowledges that it will neither interfere with any aspects of construction nor attempt to direct construction personnel as to the method of installation of the Facilities. LESSEE'S Facilities shall remain the exclusive personal property of LESSEE and shall not be considered fixtures. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Facilities and improvements or any portion thereof. LESSEE shall have the right to remove the Facilities and improvements at any time during the term of this Agreement and upon expiration or termination thereof.

LESSEE shall, at its expense, maintain the Facilities and any other improvements installed by LESSEE at the Site, in proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of LESSOR, its agents, invitees, or employees, LESSOR shall reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto.

LESSEE, within 180 days of expiration or termination of this Agreement, will remove its Facilities and improvements (except footings) and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss. If such time for removal causes LESSEE to remain on the Site after expiration or termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate until such time as the removal of the Facilities are complete.

Attachment A

Site Number: FL247
Site Name: Anthony East

9. Government Approvals. LESSEE's ability to use the Site is contingent upon LESSEE obtaining all required zoning approvals, permits and other approvals (collectively " Approvals") that may be required by any governmental authority. LESSOR shall cooperate with LESSEE in its effort to obtain such Approvals and shall take no action which would adversely affect the status of the Land or Site with respect to the proposed use thereof by LESSEE. In the event that (a) any applications for such Approvals should be finally rejected; (b) any Approvals issued to LESSEE are canceled, expires, lapses, or is otherwise withdrawn or terminated by any governmental authority; (c) LESSEE determines that such Approvals may not be obtained in a timely manner; (d) LESSEE determines that the Site is no longer technically compatible for its use; or (e) LESSEE, in its sole discretion, determines that it will be unable to use the Site for its intended purposes, LESSEE shall have the right to terminate this Agreement by providing written notice to LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. All rent paid to said termination date shall be retained by LESSOR, unless such termination is due to LESSOR'S failure of proper ownership or authority, or such termination is a result of LESSOR'S default.

10. Interference. LESSEE will not install or allow any equipment to be installed that causes interference to any equipment of LESSOR which existed on the Land prior to the Commencement Date of this Agreement. In the event any after-installed equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE shall take all reasonable steps necessary to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment so long as LESSEE is making a good faith effort to remedy the interference issue. Likewise, LESSOR will not install or allow any equipment to be installed that causes interference to any then existing equipment of LESSEE or its sublessees. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance and/or the right to terminate this Agreement immediately upon written notice.

11. Utilities. LESSEE shall have the right to install utilities on the Site or improve the present utilities on the Land for its proposed use. LESSEE will pay for all utilities used by it at the Site. LESSOR agrees to cooperate with LESSEE in LESSEE'S efforts to obtain utilities from any location provided by the servicing utility, including signing any easement or other instrument reasonably required by the servicing utility at no cost to the LESSEE.

12. Default and Remedies. If either Party is in default under this Agreement for a period of (a) 15 days following receipt of notice from the non-defaulting Party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following receipt of notice from the non-defaulting Party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting Party may pursue any remedies available to it against the defaulting Party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting Party commences action to cure the default within such 30-day period and thereafter continuously and diligently pursues the cure to completion.

Upon a default, the non-defaulting Party may at its option, but without obligation to do so, perform the defaulting Party's duty or obligation on the defaulting Party's behalf. The reasonable and actual costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party within 30 days following receipt of an invoice. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial proceedings of the State of Florida. Notwithstanding the foregoing, if LESSOR does not pay LESSEE in full, within 30 days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the amount due against all fees due and owing to LESSOR until the full amount is fully reimbursed to LESSEE.

13. Indemnity. Each Party shall indemnify and hold the other harmless against any and all claims, damages, costs and expenses (including reasonable attorney's fees) resulting from or arising out of the

Attachment A

Site Number: FL247
Site Name: Anthony East

ownership, use and/or occupancy of the Site by the indemnifying Party, its employees, agents, contractors, licensees, tenants and/or subtenants, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, agents, contractors, licensees, tenants and/or subtenants. LESSEE shall not be responsible to LESSOR, or any third party, for any claims, damages, costs or expenses (including fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Land. The indemnity obligations under this Section will survive termination of this Agreement.

14. Insurance. LESSEE will maintain commercial general liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability. Each Party hereby releases the other from liability and waives its right of recovery against the other (and their successors or assigns) for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither Party's insurance company shall have a subrogated claim against the other.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, within 60 days of full execution of this Agreement, LESSOR will obtain a non-disturbance agreement reasonably acceptable to LESSEE from the holder of any such mortgage or deed of trust, failing of which, LESSEE may terminate this Agreement by providing written notice to LESSOR.

16. Taxes. LESSEE will be responsible for payment of all personal property taxes, real property taxes or other fees and assessments directly attributed to and arising solely from its use of the Site during the term of this Agreement. LESSEE will pay LESSOR any such increase in personal property taxes, real property taxes or other fees and assessments within 60 days after receipt of satisfactory documentation indicating LESSEE'S share of such assessment and payment by LESSOR.

LESSOR will pay when due all other personal property taxes, real property taxes or other fees and assessments attributable to the Land, on which the Site is located. In the event that LESSOR fails to pay any such personal property taxes, real property taxes or other fees and assessments, LESSEE shall have the right, but not the obligation, to pay such owed amounts and deduct them from rent amounts due under this Agreement. If LESSOR receives notice of any personal property taxes, real property taxes or other fees and assessments against LESSOR, which may affect LESSEE and is directly attributable to LESSEE'S use of the Site, LESSOR shall provide timely notice of the assessment to LESSEE sufficient to allow LESSEE to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of LESSOR and/or LESSEE. Further, LESSOR shall provide to LESSEE any and all documentation associated with such assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section.

17. Hazardous Substances. LESSOR represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Land that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. LESSOR and LESSEE will not introduce or use any such Hazardous Substance on the Land in violation of any applicable law. Each Party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Land or the migration of any Hazardous Substance to other land or the release of any Hazardous Substance into the environment, that relate to or arise from the indemnitor's activities on the Land. The indemnifications in this Section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section shall survive the termination or expiration of this Agreement.

18. Rights Upon Sale. LESSOR may not, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land for the purpose of owning, leasing, licensing, operating, maintaining or managing communications facilities and/or the leases, licenses, agreements and easements used in connection therewith. Notwithstanding the foregoing, LESSOR may, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third

Attachment A

Site Number: FL247
Site Name: Anthony East

party by easement or other legal instrument an interest in all or any portion of the Land, with or without an assignment of this Agreement to such third party, provided that such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

19. Right of First Refusal. If at any time during the term of this Agreement, LESSOR receives a bona fide written offer from a third party (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future rent, this Agreement, the Site, or any portion thereof, which LESSOR desires to accept, LESSOR shall first give LESSEE written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving LESSEE the right to acquire the interest described in the Offer on the terms set forth in the Offer. LESSEE shall have a period of thirty (30) days after receipt of LESSOR'S notice and terms to exercise LESSEE'S right of first refusal by notifying LESSOR in writing. If LESSEE has not exercised its right of first refusal in writing to LESSOR within such thirty (30) day period, the terms of the Offer will be deemed rejected. Any action taken by LESSOR as part of a scheme or contrivance to circumvent the intent of this Section will cause the monthly rent payable to LESSOR or its successors or assigns to be reduced by fifty percent (50%) for all terms remaining under this Agreement.

20. Casualty. If the Site or Facilities are destroyed or damaged so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement upon 15 days prior written notice to LESSOR and all rights and obligations of the Parties shall cease. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. If LESSEE elects to continue this Agreement, then all rent shall abate until the Site or Facilities are restored to the condition existing immediately prior to such damage or destruction.

21. Condemnation. In the event of a condemnation of all or any portion of the Site or Facilities so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement within 15 days of the date the condemning authority takes title or possession, whichever occurs first. LESSEE may, on its own behalf, make a claim in any condemnation proceeding involving the Site for losses related to the Facilities, its relocation costs, its damages and its leasehold interest. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

22. Miscellaneous. (a) This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, successors, executors, administrators and assigns; (b) this Agreement is governed by the laws of the State of Florida; (c) Lessee may record a Memorandum of this Agreement in the form of **Exhibit C** annexed hereto; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the Parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the Parties. Any amendments to this Agreement must be in writing and executed by both Parties; (e) in the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement; (f) the failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement, shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity; (g) the prevailing Party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party; (h) this Agreement is not and shall not be binding on either Party until and unless it is fully executed by both Parties; and (i) this Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

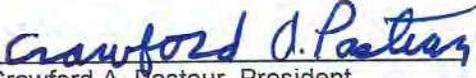
Attachment A

Site Number: FL247
Site Name: Anthony East

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

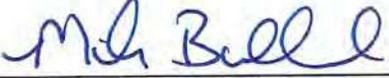
LESSOR:

Pasteur Cattle Co., LLC, a Florida limited liability company

By: 
Crawford A. Pasteur, President

LESSEE:

Gulfstream Towers Holding Company, LLC, a Florida limited liability company

By: 
Michael E. Burkhead, President

Attach:

- Exhibit A – Description of Land
- Exhibit B – Description of Site
- Exhibit C – Memorandum of Site Lease Agreement

Attachment A

Site Number: FL247
Site Name: Anthony East

EXHIBIT A

Description of Land

Land situated in the County of Marion, State of Florida, commonly described as follows:

PARENT TRACT

SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, DESCRIBED AS FOLLOWS: NW 1/4 AND THE SW 1/4, EXCEPT ROAD AND EXCEPT THE SW 1/4 LYING SOUTH OF PAVED ROAD AND LESS AND EXCEPT THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 AND LESS AND EXCEPT THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE WEST 150 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE SW 1/4 OF NW 1/4 OF NW 1/4 AND LESS AND EXCEPT THE WEST 100 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4, IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST. ALL OF THE ABOVE LYING AND BEING IN MARION COUNTY, FLORIDA.

TAX ID: R15967-000-00

Attachment A

Site Number: FL247
Site Name: Anthony East

EXHIBIT B

(Page 1 of 2)

Description of Site

Site situated in the County of Marion, State of Florida, commonly described as follows:

TOWER LEASE PARCEL

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE, ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 89°27'03" EAST, A DISTANCE OF 2025.54 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD; THENCE, LEAVING SAID SOUTH LINE OF SECTION 7 AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD, NORTH 66°17'57" WEST, A DISTANCE OF 11.09 FEET; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD, NORTH 49°20'47" EAST, A DISTANCE OF 111.97 FEET; THENCE NORTH 09°36'55" EAST, A DISTANCE OF 122.55 FEET; THENCE NORTH 29°21'28" EAST, A DISTANCE OF 47.99 FEET; THENCE NORTH 48°53'03" EAST, A DISTANCE OF 145.56 FEET; THENCE NORTH 38°31'01" EAST, A DISTANCE OF 51.32 FEET; THENCE NORTH 02°02'43" EAST, A DISTANCE OF 74.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°30'22" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 45°29'38" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 44°30'22" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 45°29'38" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 44°30'22" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1125 ACRES OR 4,900 SQUARE FEET, MORE OR LESS.

20-FEET WIDE ACCESS AND UTILITY EASEMENT

A 20-FEET WIDE ACCESS AND UTILITY EASEMENT, LYING 10-FEET LEFT AND RIGHT OF A CENTERLINE, SAID CENTERLINE BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE, ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 89°27'03" EAST, A DISTANCE OF 2025.54 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD; THENCE, LEAVING SAID SOUTH LINE OF SECTION 7 AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD, NORTH 66°17'57" WEST, A DISTANCE OF 11.09 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD, NORTH 49°20'47" EAST, A DISTANCE OF 111.97 FEET; THENCE NORTH 09°36'55" EAST, A DISTANCE OF 122.55 FEET; THENCE NORTH 29°21'28" EAST, A DISTANCE OF 47.99 FEET; THENCE NORTH 48°53'03" EAST, A DISTANCE OF 145.56 FEET; THENCE NORTH 38°31'01" EAST, A DISTANCE OF 51.32 FEET; THENCE NORTH 02°02'43" EAST, A DISTANCE OF 74.64 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE. THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE. CONTAINING 0.2544 ACRES OR 11,081 SQUARE FEET, MORE OR LESS.

50-FEET RADIUS FALL ZONE

A 50-FEET RADIUS FALL ZONE BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE, ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 89°27'03" EAST, A DISTANCE OF 2025.54 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD; THENCE, LEAVING SAID SOUTH LINE OF SECTION 7 AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD, NORTH 66°17'57" WEST, A DISTANCE OF 11.09 FEET; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF NE 90TH STREET ROAD, NORTH 49°20'47" EAST, A DISTANCE OF 111.97 FEET; THENCE NORTH 09°36'55" EAST, A DISTANCE OF 122.55 FEET; THENCE NORTH 29°21'28" EAST, A DISTANCE OF 47.99 FEET; THENCE NORTH 48°53'03" EAST, A DISTANCE OF 145.56 FEET; THENCE NORTH 38°31'01" EAST, A DISTANCE OF 51.32 FEET; THENCE NORTH 02°02'43" EAST, A DISTANCE OF 74.64 FEET; THENCE NORTH 45°29'38" WEST, A DISTANCE OF 35.00 FEET TO THE CENTER OF THE 50-FEET RADIUS FALL ZONE. CONTAINING 0.1803 ACRES OR 7,853 SQUARE FEET, MORE OR LESS.

Attachment A

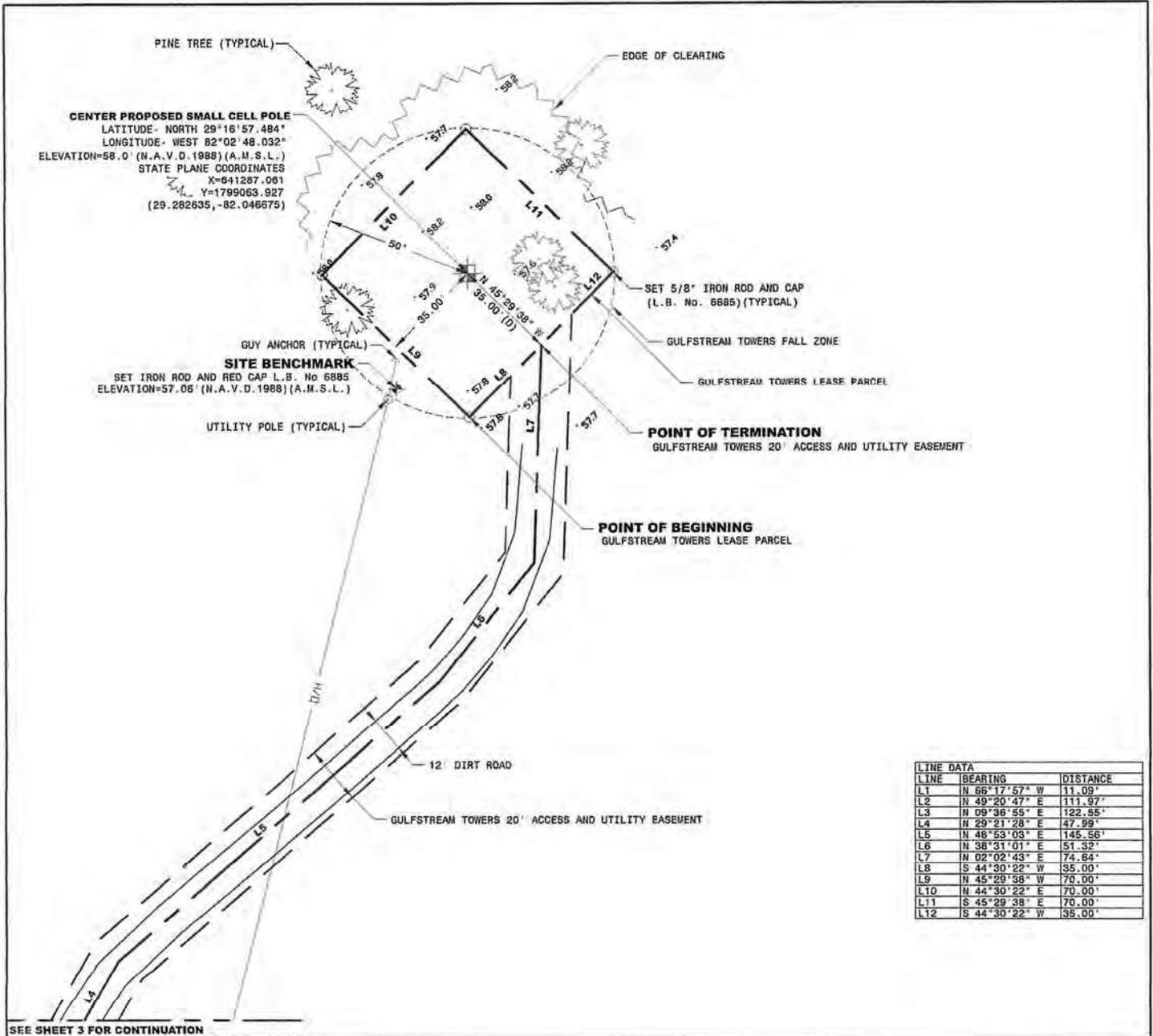
Site Number: FL247
 Site Name: Anthony East

EXHIBIT B

(Page 2 of 2)

Description of Site

Site situated in the County of Marion, State of Florida, commonly described as follows:



Marion County Board of County Commissioners



Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
 Ocala, FL 34470
 Phone: 352-438-2600
 Fax: 352-438-2601

Article 4, Sec. 4.3.25. - Telecommunications towers and antennas.

E. Development standards. The following development standards shall govern the application, consideration and issuance of administrative and SUPs. The applicant shall comply with the following conditions, unless the applicant can demonstrate that the goals of this section are better served by the waiver of these requirements.

(1) **Setbacks and Locational Requirements.** The following requirements shall apply to all towers including towers allowed as a permitted use under Section 4.3.25.C; provided, however, that the Board may reduce the requirements if the goals of this section would be better served thereby.

(a) **Setbacks from Parent Property Lines.** Tower setbacks shall be measured from the base of the tower to the property lines of the parent parcel. The tower owner shall provide a lease or deed or recorded fall zone easement covering the certified fall radius, and all towers shall be located on a parcel in such a manner that in the event of collapse, the tower structure and its supporting devices shall be contained within the confines of the property lines of the parent parcel. The fall radius of the tower shall be determined and certified by a Florida Licensed Engineer. Structural Support devices such as peripheral anchors, guy wires or other supporting devices shall be located no closer than 25 feet from any property line of the parent parcel.

CONDITION MET. The proposed 199' monopole is setback a minimum of 200' from all property lines and ROWs. The certified fall radius is 50'. It is shown on sheet 4 of 4 on the attached survey.

(b) **Locational Requirements Relative to Off-Site Uses and Zoning.** Towers shall meet the locational requirements set forth in the table below from adjacent and surrounding properties of the parent tract.

CONDITION MET. The proposed tower is setback a minimum of 100% of tower height from all adjacent residential and agriculture zoned lands and all ROWs.

(c) If the owner of the property where the tower is to be located owns residential units thereon or on surrounding properties (or if such properties are owned by his or her parents or children and they have consented in writing), those units shall not be taken into consideration when calculating the setback and locational requirements in this section.

NOT APPLICABLE

Table 4.3-2 Tower Locational Requirements

Separation From	Distance
Any adjacent or surrounding residential dwelling	150% of tower height
Any adjacent or surrounding residentially zoned land	100% of tower height
Any off-site agriculturally zoned land	100% of tower height
Public road rights-of-way	100% of tower height
Designated scenic roadways	100% of tower height

- (2) Collocation. All new towers shall be designed and constructed to allow collocation of a minimum of two antennas for monopoles and four antennas for other towers. The tower owner/operator shall submit executed collocation agreements or binding letters of intent for each collocation as support for granting the permit to locate the tower, if any. Collocation agreements or binding letters of intent shall be in a form acceptable to the Planning/Zoning Manager that shall provide that each of the additional users will be utilizing the tower upon its completion.

CONDITION MET. The proposed 199' monopole is designed for 4 antenna (tenants).

- (3) Tower Clustering. Application for tower clustering shall be filed with the Growth Services Department and shall include a site plan showing the location and fall zone radius of each tower. The Growth Services Department shall prepare and forward a recommendation and supporting documents to the Board. The Board may approve or deny such site for tower clustering by adoption of a resolution, provided however, if one or more of the towers require a SUP, the resolution of approval shall be subject to issuance of the necessary SUP. Unless otherwise approved by the Board, towers shall be separated from each other a minimum distance equal to the certified fall radius.

NOT APPLICABLE

(4) Landscaping and buffers. Landscaping of tower electrical control equipment facilities shall apply to those sites which are adjacent to or within 330 feet (straight line distance) of a residence or development. A planting area a minimum of four feet wide, around the outside perimeter of the fence around the tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30 inches in height at planting and capable of growing to at least 40 inches in height within the first growing season. Plants shall be mulched using two inches of material. A drip or low volume/pressure irrigation system or other alternative means of insuring hearty growth of vegetation shall be utilized. These plant materials shall be designed and placed to effectively screen the view of the tower compound from adjacent property. Ornamental trees may be included in the design to achieve this goal. Landscape buffering on the parent parcel shall be installed along the portion of the parent parcel boundaries between the tower and off-site residentially zoned property as necessary to buffer residential property when vegetative buffers are non-existent or provide insufficient screening. Plant materials shall be designed and placed to screen the view of the tower compound. Ornamental trees may be included in the design to achieve this goal. Existing mature tree growth and natural landforms on the property shall be protected and preserved to the maximum extent possible. New trees shall be a minimum of two inches DBH and shall be container grown. Shrubs shall be a minimum of 18-24 inches in height. Plants shall be mulched using two inches of material. All plant material shall be maintained in perpetuity following final inspection and approval. Replacements shall be made annually and coordinated with the Planning/Zoning Manager or his designee. The Board may require a greater buffer where appropriate or waive or modify any or all of these requirements if the goals of this section would be better served thereby.

CONDITION MET. The proposed 5' wide buffer and landscape materials/plants meet the criteria set forth above.

- (5) Lighting. Towers shall not be artificially lighted except as required by the Federal Aviation Administration (FAA) or other applicable authority. If lighting is required, the County shall review the available lighting alternatives and approve the design that will cause the least disturbance to the surrounding views, including but not limited to installation of bottom shielding on all lights.

CONDITION MET. The FAA Determination of No Hazard to Air Navigation for this 199' monopole does not require lighting, Aeronautical Study No. 2025-ASO-3818-OE.

- (6) Color. Towers shall either maintain a galvanized steel finish, or concrete, or be painted a color so as to reduce visual obtrusiveness, subject to any applicable standards of the FAA, except for camouflage towers. The wiring conduit and coaxial cable shall be designed or painted to reduce visual obtrusiveness.

CONDITION MET. The proposed 199' monopole shall maintain a galvanized steel finish and conduit and coaxial cables are designed to run internal.

- (7) Buildings. At the tower site, the design of the building and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment. Outdoor storage is not permitted at a tower site.

CONDITION MET. No buildings or outdoor storage are proposed at the tower site.

- (8) Antenna. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

NOT APPLICABLE

- (9) Signage. No signage shall be allowed on any tower, except as required for public safety purposes, or by the Federal Communication Commission (FCC).

CONDITION MET. The only proposed signs to be placed near the compound access gate are the FCC registration number, owner contact info and/or other signs as required by the County.

- (10) Security fencing. Towers shall be enclosed by security fencing not less than six feet in height and shall also be equipped with an appropriate anti-climbing device; provided, however, that the Board may waive such requirements, as it deems appropriate.

CONDITION MET. A six-foot tall fence with 3 strands of barbed wire are proposed.

- (11) Inventory of existing sites. In order to encourage collocation of facilities, the Growth Services Department shall maintain a current map of all existing towers and all antenna support structures on which an antenna has been located. To prepare and maintain such a map, at the time of its first application after the effective date of this ordinance, each applicant for an antenna and or new tower shall provide to the Growth Services Department an update of the inventory of the communications company's existing towers and antennas and approved towers that are either within Marion County or within one-quarter mile of the border thereof including municipal boundaries, including specific information about the location (including longitude, latitude, and State Plane Coordinates), height, and design of each tower. The Growth Services Department may share such information with other applicants applying for administrative approvals or SUPs under this ordinance or other organizations seeking to locate towers or antennas within the jurisdiction of the Board, provided, however, that the Growth Services Department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

CONDITION MET. Applicant is proposing 2 new tower locations in NE Marion County for the year 2026. A map depicting the location, height and design of each proposed tower and applicant's existing towers is provided.

- (12) Federal requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If, upon inspection, the Board concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within said 30 days, the Board may remove such tower at the expense of the owner and/or landowner.

CONDITION MET. FAA Determination of No Hazard to Air Navigation provided, Aeronautical Study No. 2025-ASO-3818-OE. The proposed 199' monopole will meet or exceed current standards and regulations of the FCC and any other agency of the federal government with the authority to regulate towers and antennas.

- (13) Building Codes; Safety Standards. To ensure the structural integrity of towers, the owner of a tower constructed after April 28, 1998 shall ensure that it is constructed and maintained in compliance with EIA/TIA 222-E Standard, as published by the Electronic Industries Association, which may be amended from time to time, and all standards contained in the County building code and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Board concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such

standards. If the owner fails to bring such tower into compliance within said 30 days, the Board may remove such tower at the expense of the owner and/or landowner.

CONDITION MET. The 199' monopole is designed in accordance with 8th Edition, 2023 Florida Building Code Wind Loads (ASCE 7-22) and ANSI/TIA/EIA applicable standards.

- (14) Public notice. For purposes of this section, any SUP for a tower shall require public notice to all abutting property owners and all owners of property that are located within 500 feet of the perimeter of the parent parcel upon which the proposed communication tower is located, including municipalities within one mile of the proposed site and notice to owners of private and public airports within a two-mile radius of the proposed site. Failure of a municipality to respond within 30 days after notification shall be interpreted as no objection.

CONDITION MET. Public Notice shall be provided as required herein.

- F. Permit application. An applicant requesting a new tower permit, a permit to modify an existing tower, or a permit for a new antenna on an antenna support structure or a tower shall include the following:

- (1) Information Required. Each applicant requesting a SUP shall submit a complete application as set forth herein, including a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location (including longitude, latitude and State Plane Coordinates) and dimensions of all improvements, including information concerning topography, radio frequency coverage, geographical area required to meet applicant's engineering requirements (applicant's search ring), tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Board to be necessary to assess compliance with this section. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical shall be certified by a licensed professional engineer. For new towers only, a site plan (20 copies) drawn to scale. The Planning/Zoning Manager shall provide a checklist of items required for the site plan. The site plan shall also include the criteria pursuant to this section;

CONDITION MET. A complete application, plans, calculations and reports required herein have been provided.

- (2) The height of the proposed or modified tower or antenna support structure (including the antenna);

CONDITION MET. The height of the proposed 199' monopole is depicted on the plans.

- (3) For new towers only, the location of the proposed new tower, antenna support structure or modified tower, placed upon an aerial photograph possessing a scale of not more than one inch equals 660 feet (1" = 660'), indicating all adjacent land uses within a radius of 3,000 feet from all property lines of the proposed tower location site. For a permit to modify an existing tower, written documentation that the modified tower can accommodate collocation and will not exceed 40 feet over the tower's existing height. For a new antenna on an antenna support structure or tower, a description of the antenna and antenna support structure with technical reasons concerning its design.

CONDITION MET. Aerial photograph possessing a scale of not more than 1" = 660', indicating all adjacent land uses within a radius of 3,000 feet from all property lines of the proposed tower location site is provided on sheet C-1A of the site plan.

- (4) For new towers only, the names, addresses and telephone numbers of all owners of the proposed tower and the location of other towers or usable antenna support structures within a one-half mile radius of the proposed new tower site, and within the geographic area required to meet applicant's engineering requirements (applicant's search ring), including property zoned GU and property that is owned by a government entity within one mile radius of the proposed site, which meets the requirements of Section 4.3.25.C.

CONDITION MET. The names, addresses and telephone numbers of all owners of the proposed tower are provided. There are no other towers or usable antenna support structures within a one-mile radius of the proposed new tower site. There is no property zoned GU within a one-mile radius of the proposed site. State owned property on the South side of NE 90th Street Road has a future land use of Preservation.

- (5) For new towers only, written approval or a statement of no objection from the FCC, FAA and other state and federal government agencies that regulate towers. In addition, all applications for new towers within a two-mile

radius of a public or private airport shall demonstrate that the tower location will not interfere with or obstruct the flight path of the airport.

FAA Determination of No Hazard to Air Navigation provided, Aeronautical Study No. 2025-ASO-3818-OE. The proposed 199' monopole will be registered with the FCC at start of construction. There are no public or private airports within 2 miles of the proposed tower.

- (6) For new towers only, written documentation demonstrating that the applicant made diligent efforts for permission to collocate on towers, or usable antenna support structures or locate on County owned property located within the applicant's search ring and within a one mile radius of the proposed site, which meets the requirements of Section 4.3.25.C.

CONDITION MET. There are no other towers or usable antenna support structures or County owned property within a one-mile radius of the proposed new tower site.

- (7) A description of the tower, or antenna and antenna support structure with technical reasons concerning its design.

CONDITION MET. Tower & foundation design drawings to be submitted at permit application.

- (8) For new and replacement towers only, written documentation from a qualified radio frequency engineer that the construction and placement of the tower will not interfere with public safety communication and the usual and customary transmission or reception of radio, television, or other communication service.

CONDITION MET. Non-interference documentation from a qualified radio frequency engineer provided.

- (9) Written, technical evidence from an engineer(s) that the proposed antenna tower or structure meets the structural requirements standards as defined in this section. The applicant is required to submit the necessary building plans to the building department.

CONDITION MET. 8th Edition, 2023 Florida Building Code Wind Loads (ASCE 7-22) and ANSI/TIA/EIA applicable standards to be submitted at permit application.

- (10) For new towers only, if volatile, flammable, explosive or hazardous material (such as LP gas, propane, gasoline, natural gas, corrosive or other dangerous chemicals) except standard battery backup systems typically used in the telecommunication industry, are present on the site or in proximity thereto, written technical evidence from a qualified engineer(s) acceptable to the fire marshal and the building official that such material is properly stored consistent with applicable Codes and does not pose an unreasonable risk of explosion, fire or other danger to life or property.

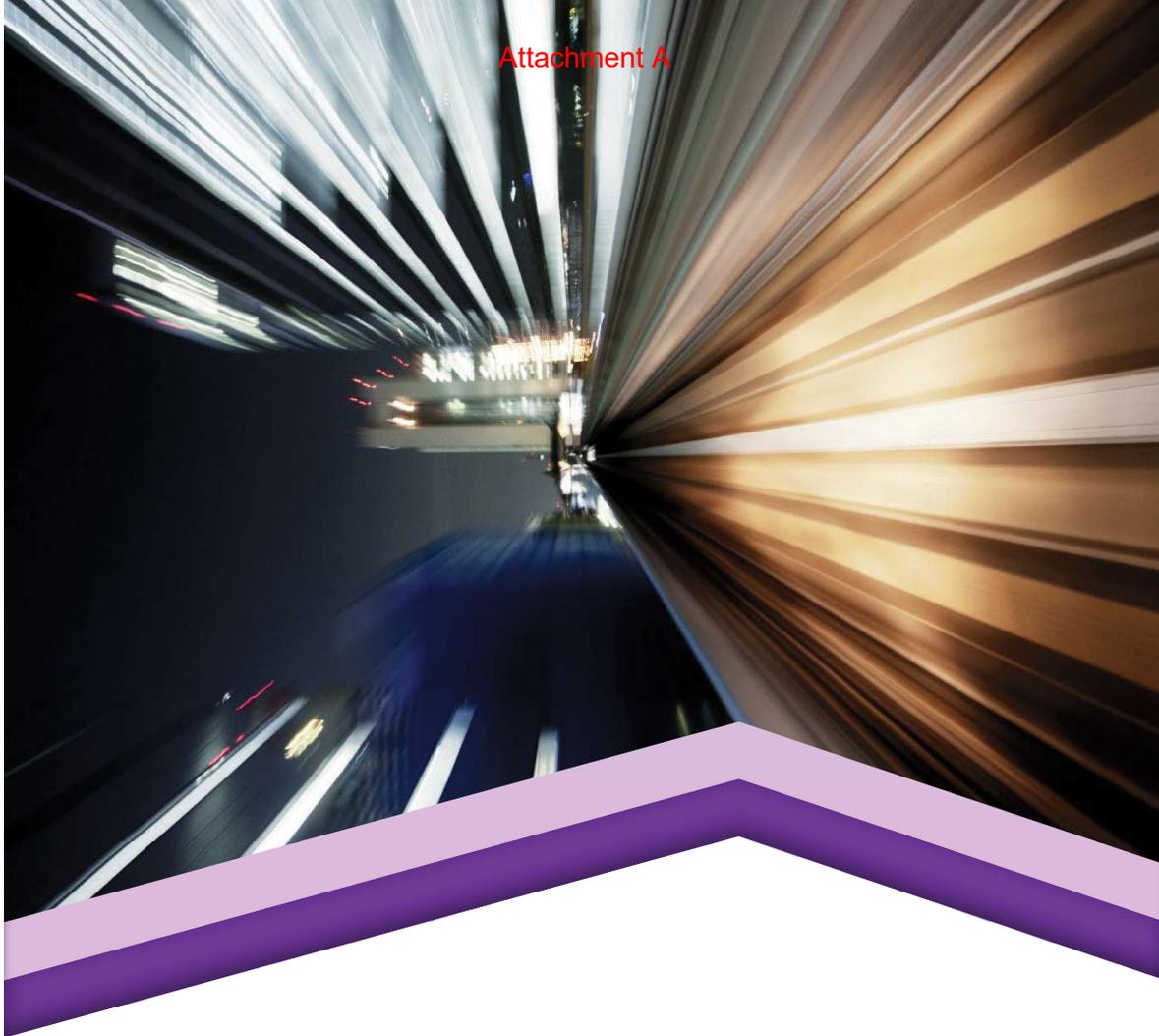
CONDITION MET. Applicant is not proposing any volatile, flammable, explosive or hazardous material at the tower site. Each tenant will provide their own material details and permits.

- (11) For new towers only, 20 copies of the final written report of all experts which the applicant will rely upon to support its application. The applicant may supplement such reports during the public hearing process to address additional issues raised at the public hearings.

CONDITION MET. All required reports of relevant experts will be provided as requested by the County.

- (12) Payment of all permit fees, as well as other fees and charges assessed by the County (e.g. fees for building permits, site plan review, etc.). The applicant shall pay any reasonable additional costs incurred by the County in processing the application including, without limitation, compensation for engineers (including radio frequency engineers) or other technical consultants retained by the County.

CONDITION MET. Applicant agrees to pay any reasonable additional costs incurred by the County in processing the application including, without limitation, compensation for engineers (including radio frequency engineers) or other technical consultants retained by the County.

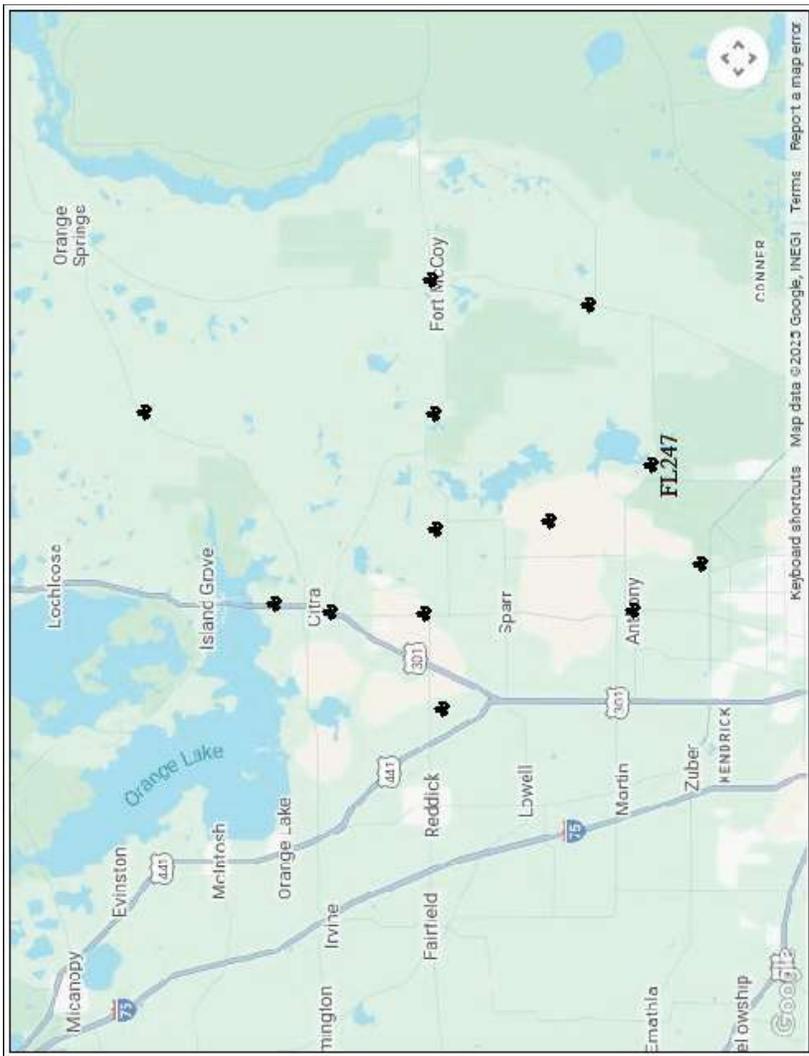


FL247

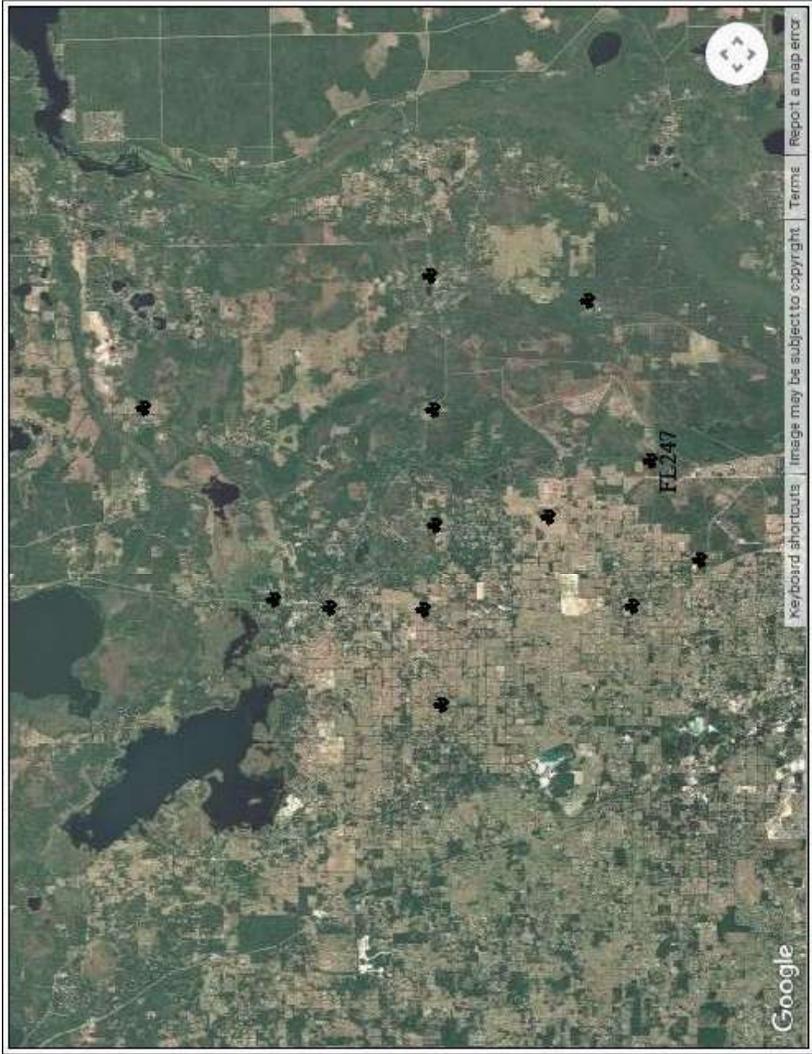
Gulfstream Towers

August 12, 2025

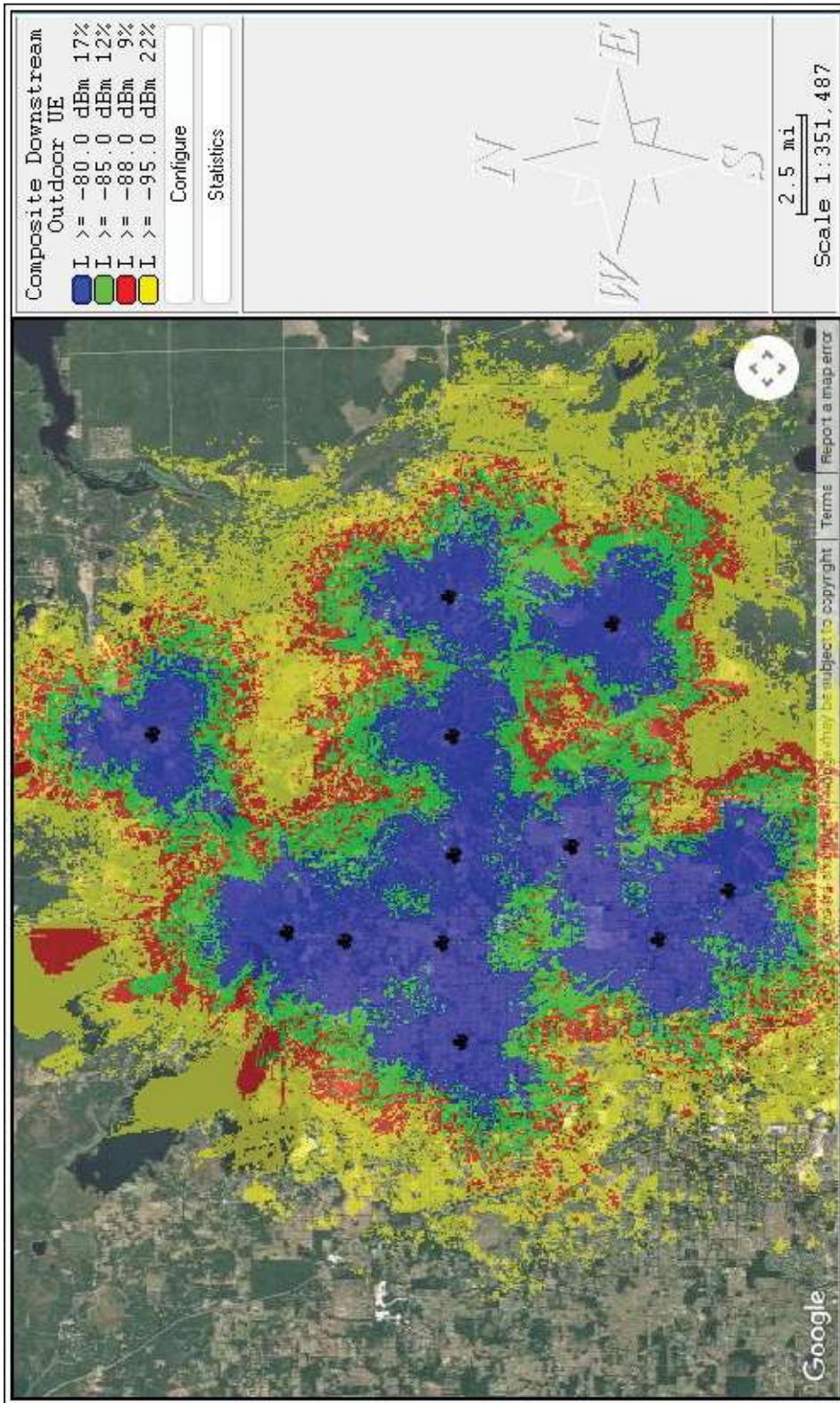
Cell Sites



Cell Sites

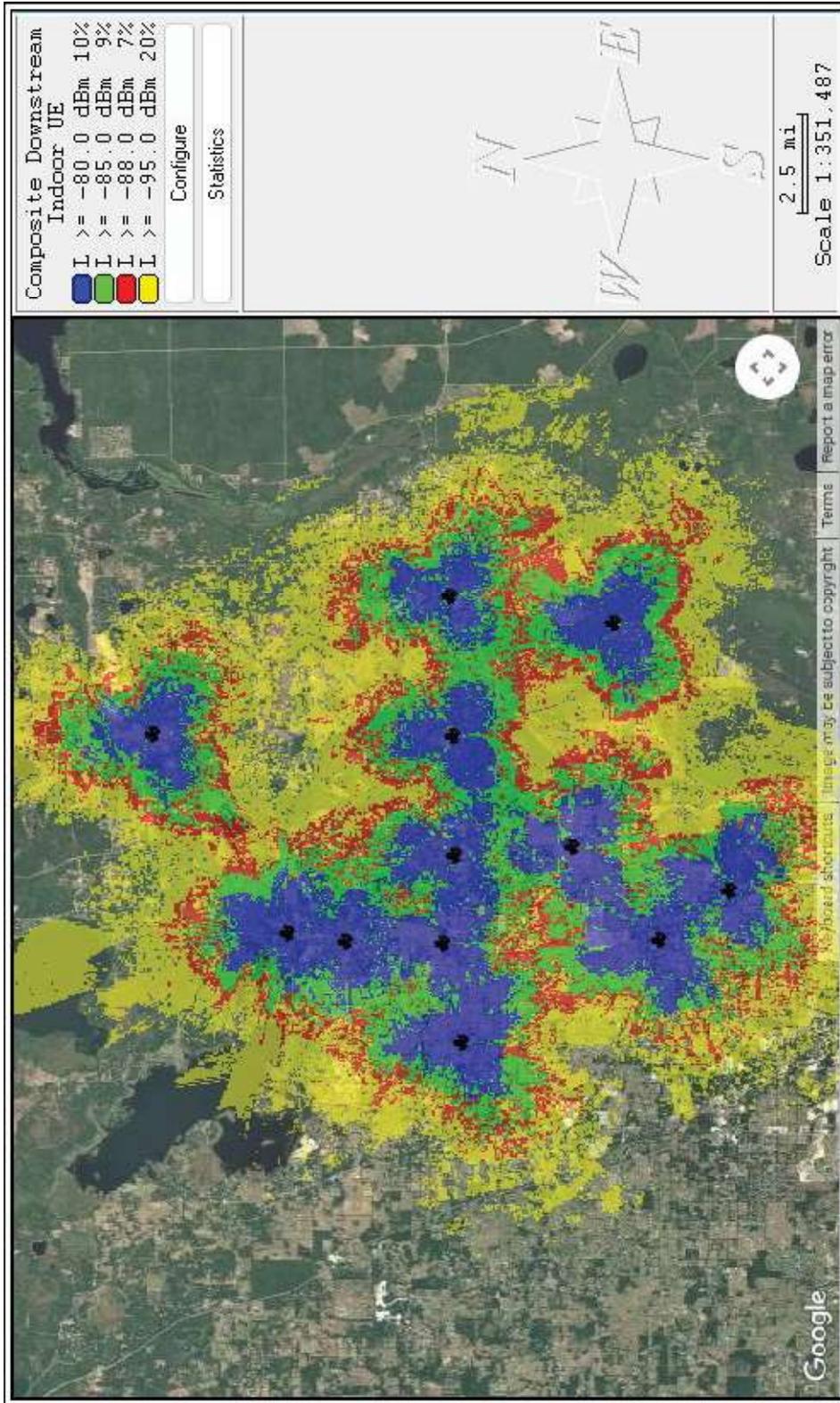


Outdoor Terminal – Existing Sites – 2100 MHz

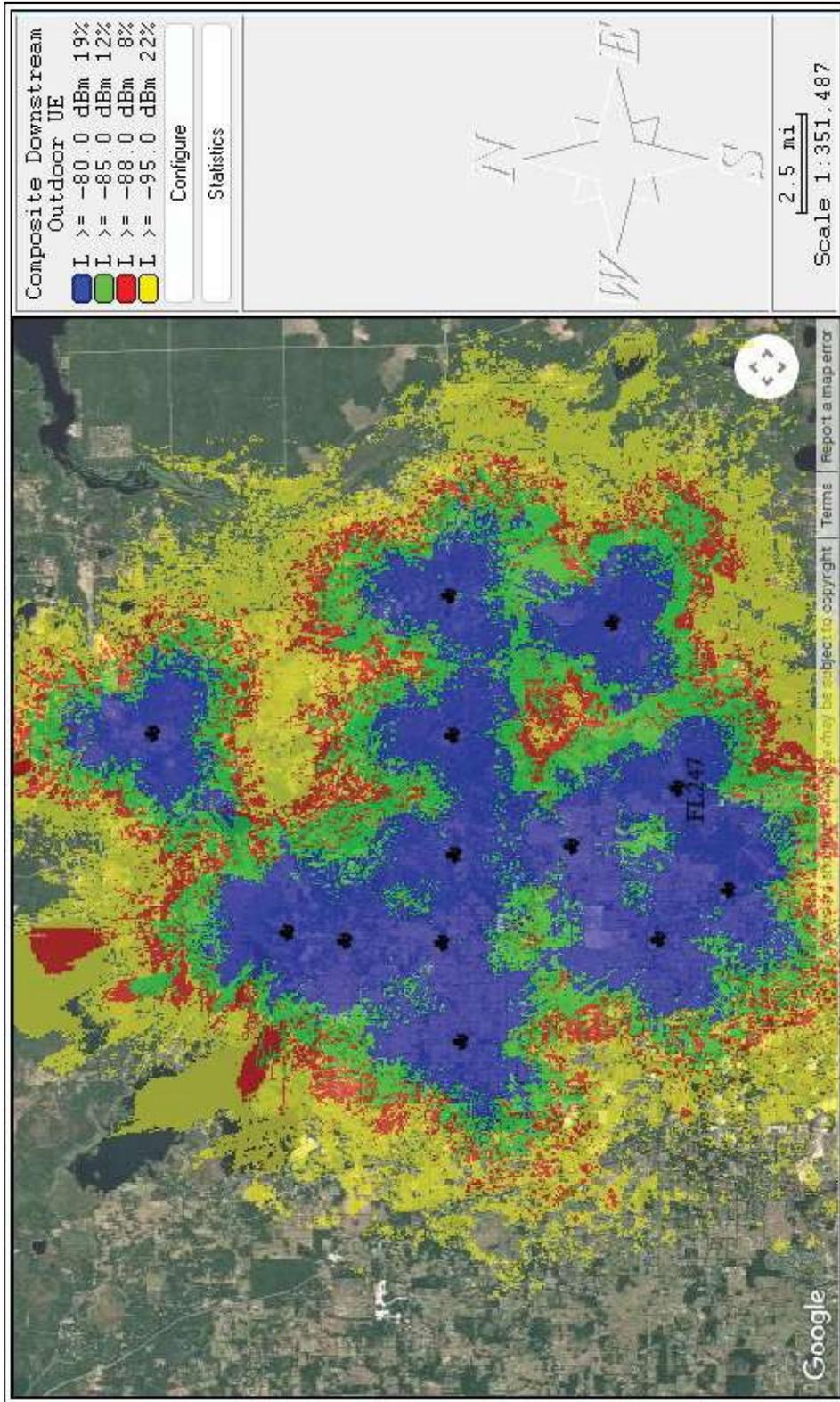


2/19/2026

Indoor Terminal – Existing Sites – 2100 MHz



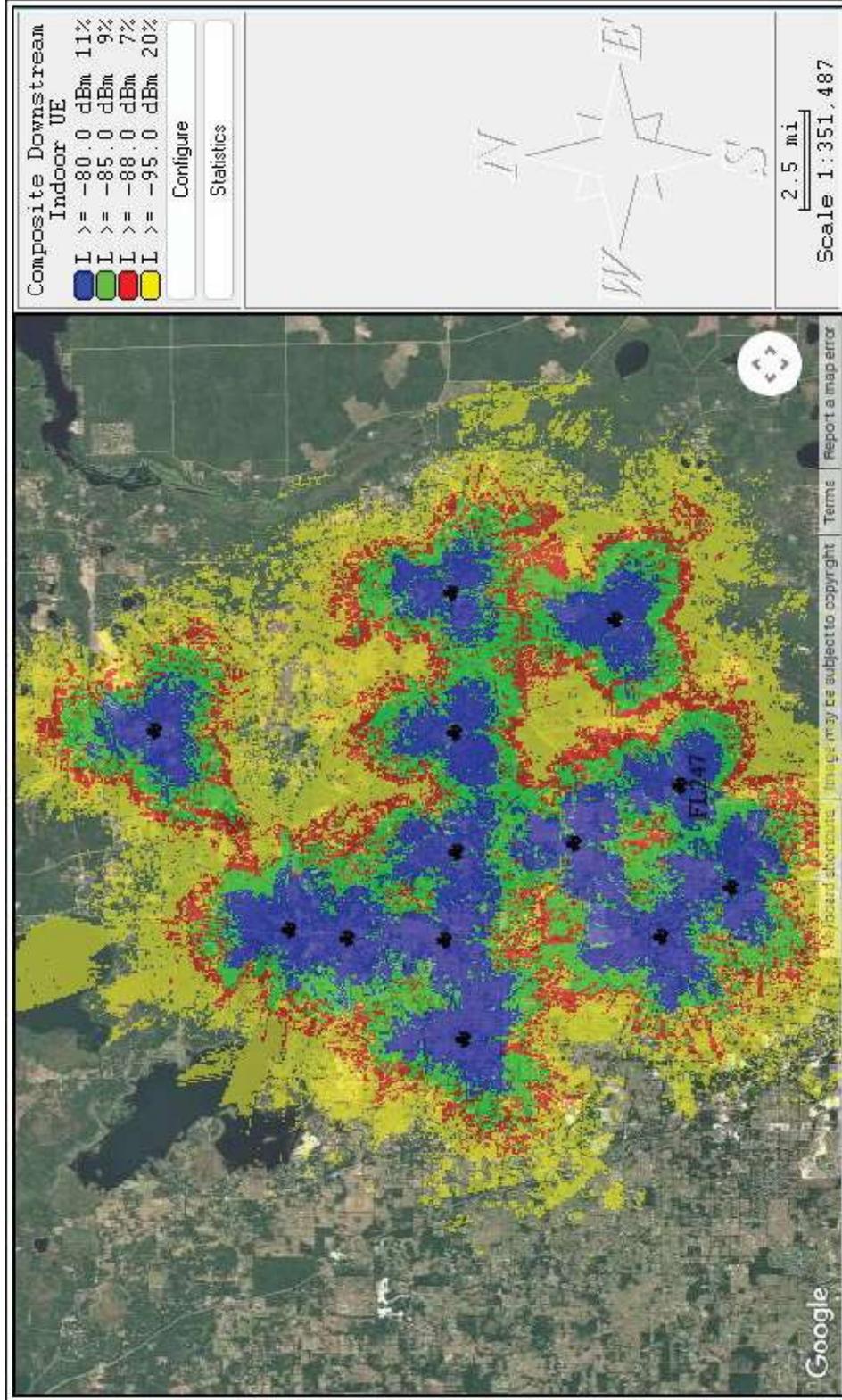
Outdoor Terminal – Existing Sites + FL247 – 2100 MHz



CelPlan
Global Technology Solutions

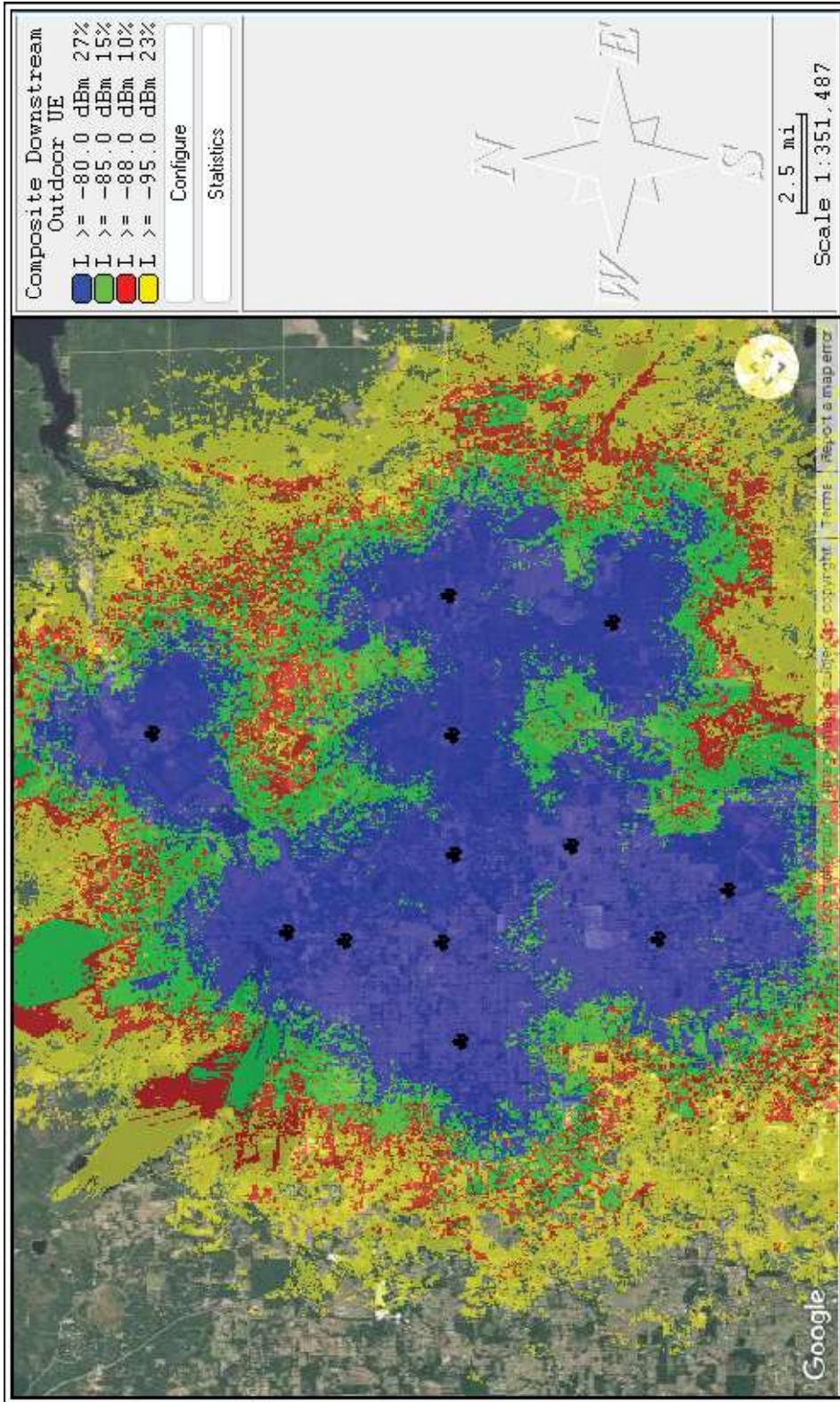
2/19/2026

Indoor Terminal – Existing Sites + FL247 – 2100 MHz

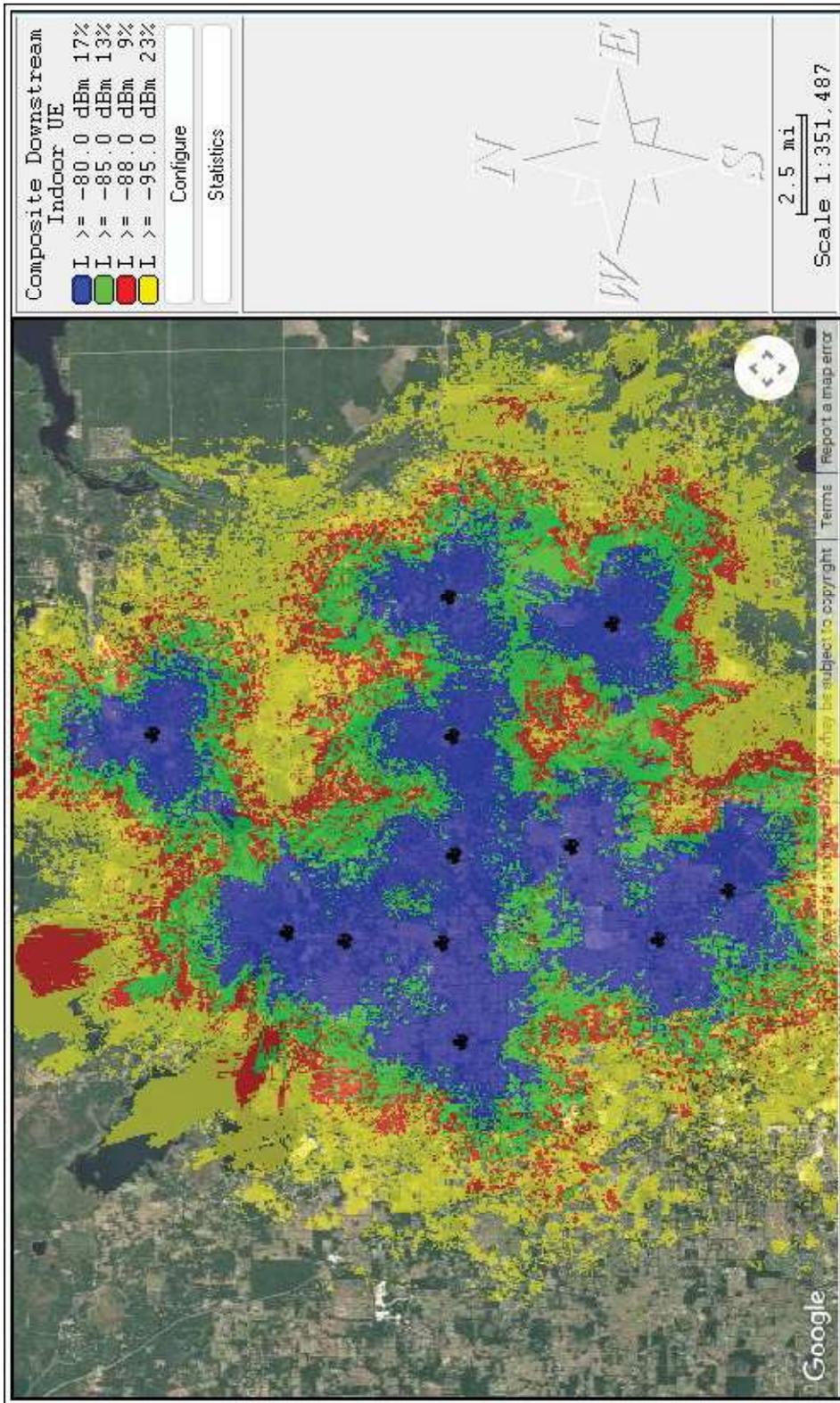


2/19/2026

Outdoor Terminal – Existing Sites – 1900 MHz

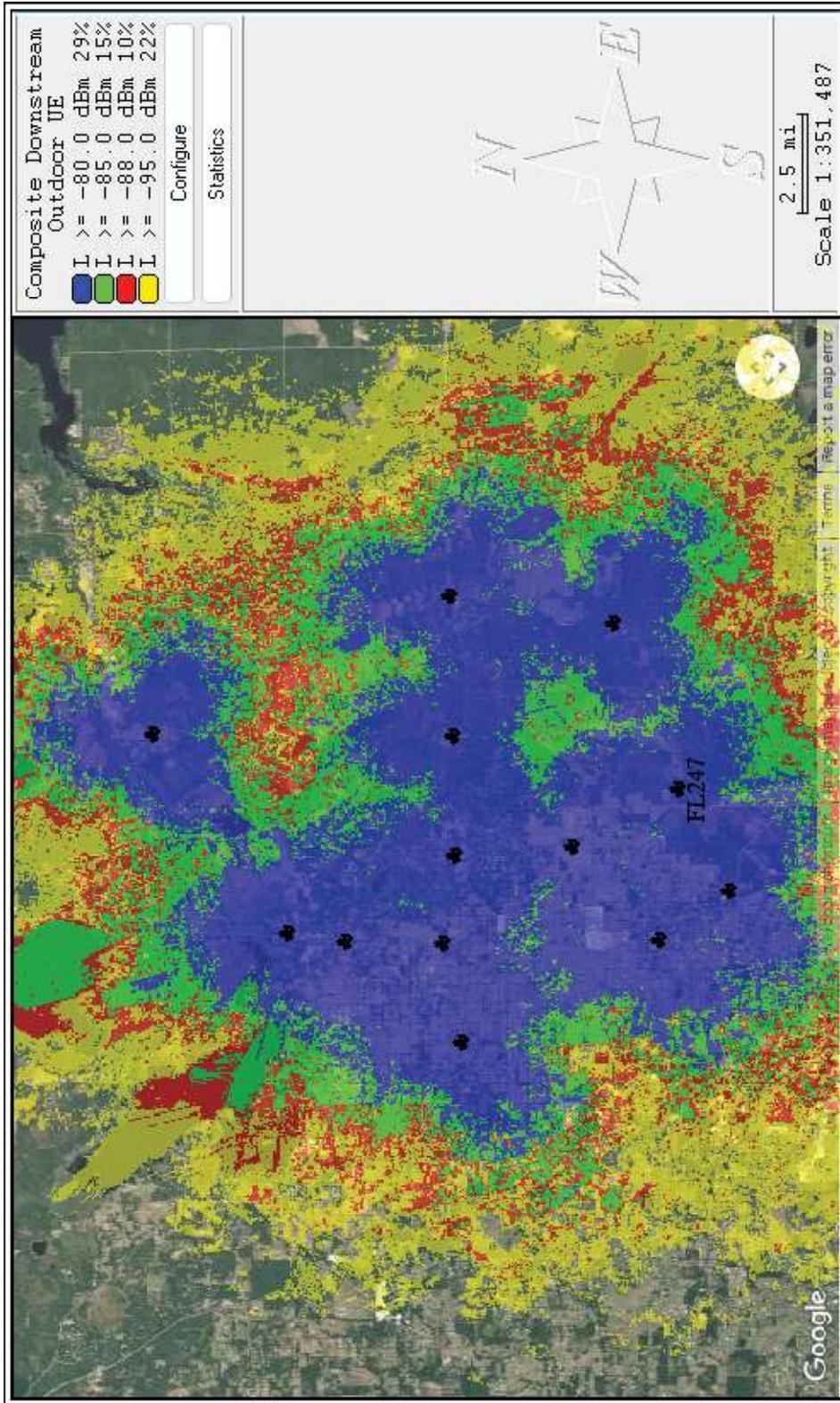


Indoor Terminal – Existing Sites – 1900 MHz



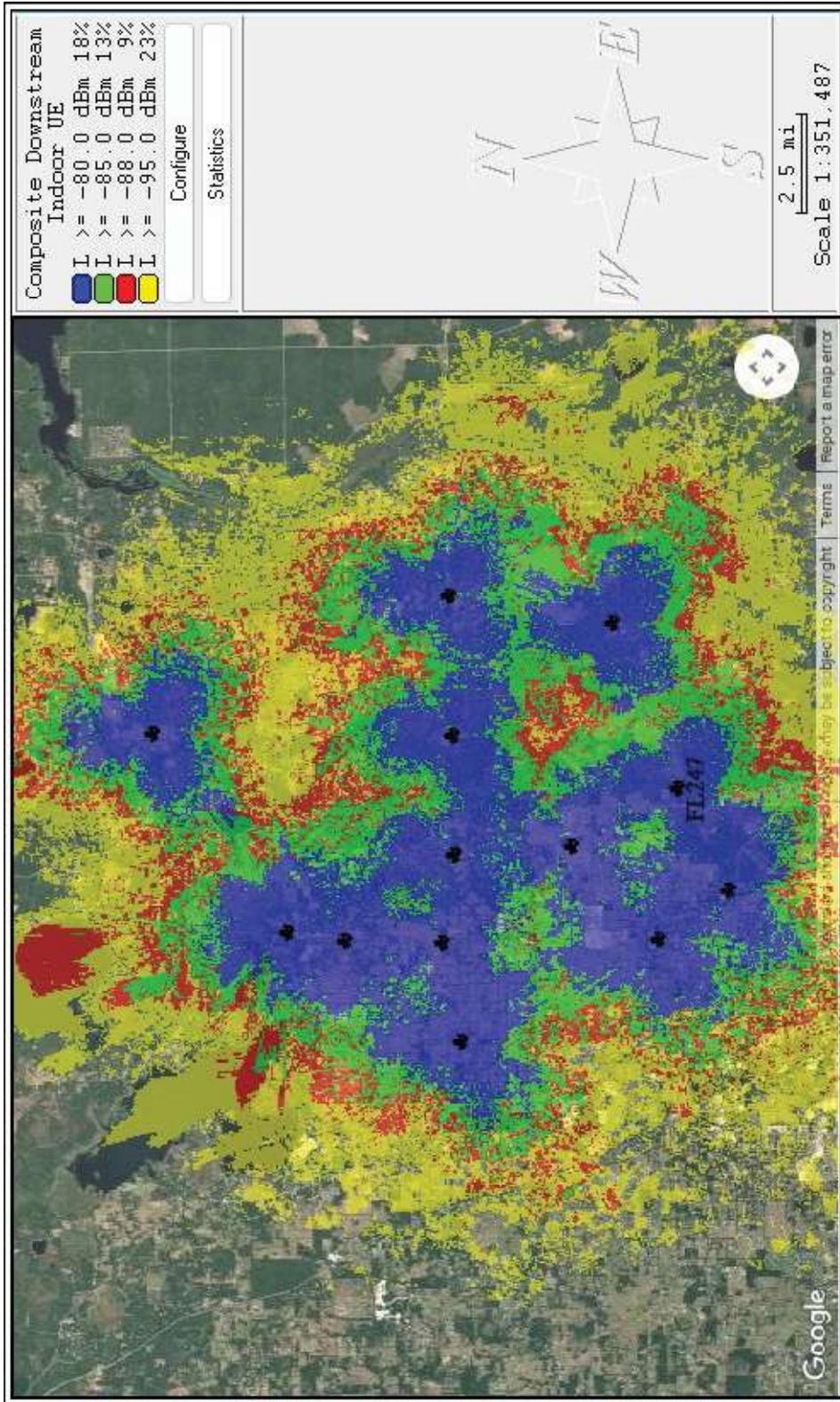
2/19/2026

Outdoor Terminal – Existing Sites + FL247 – 1900 MHz

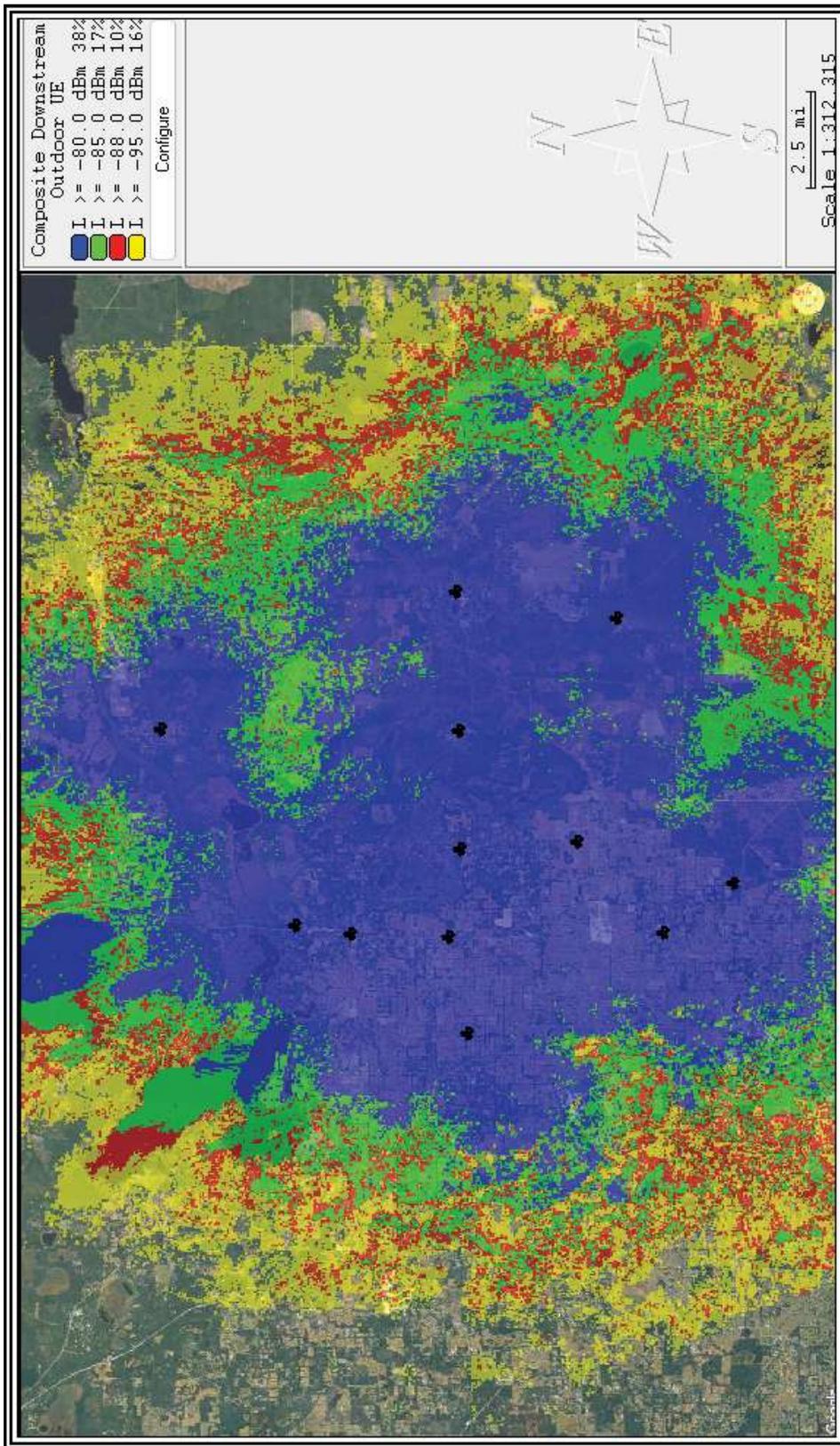


2/19/2026

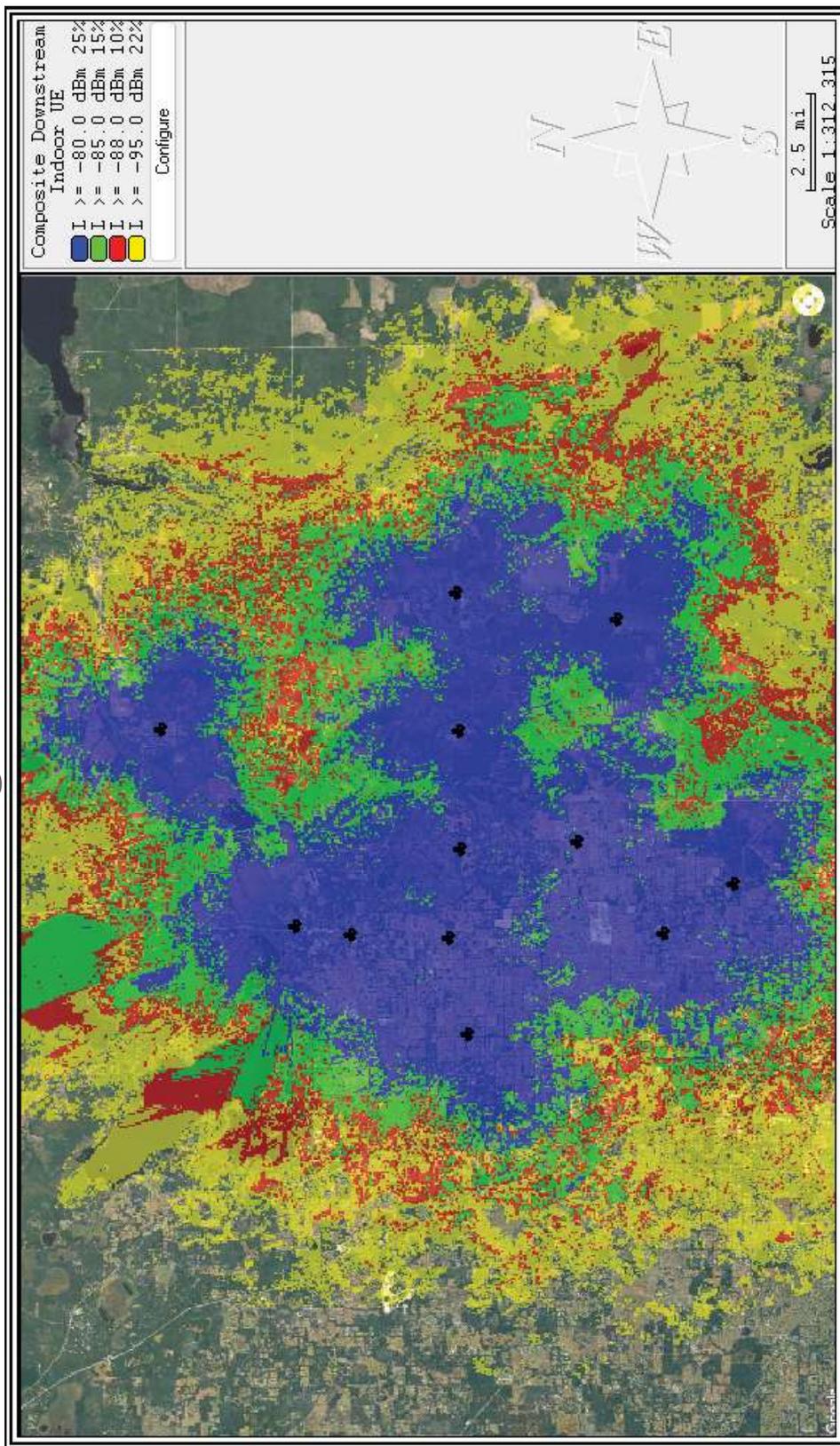
Indoor Terminal – Existing Sites + FL247 – 1900 MHz



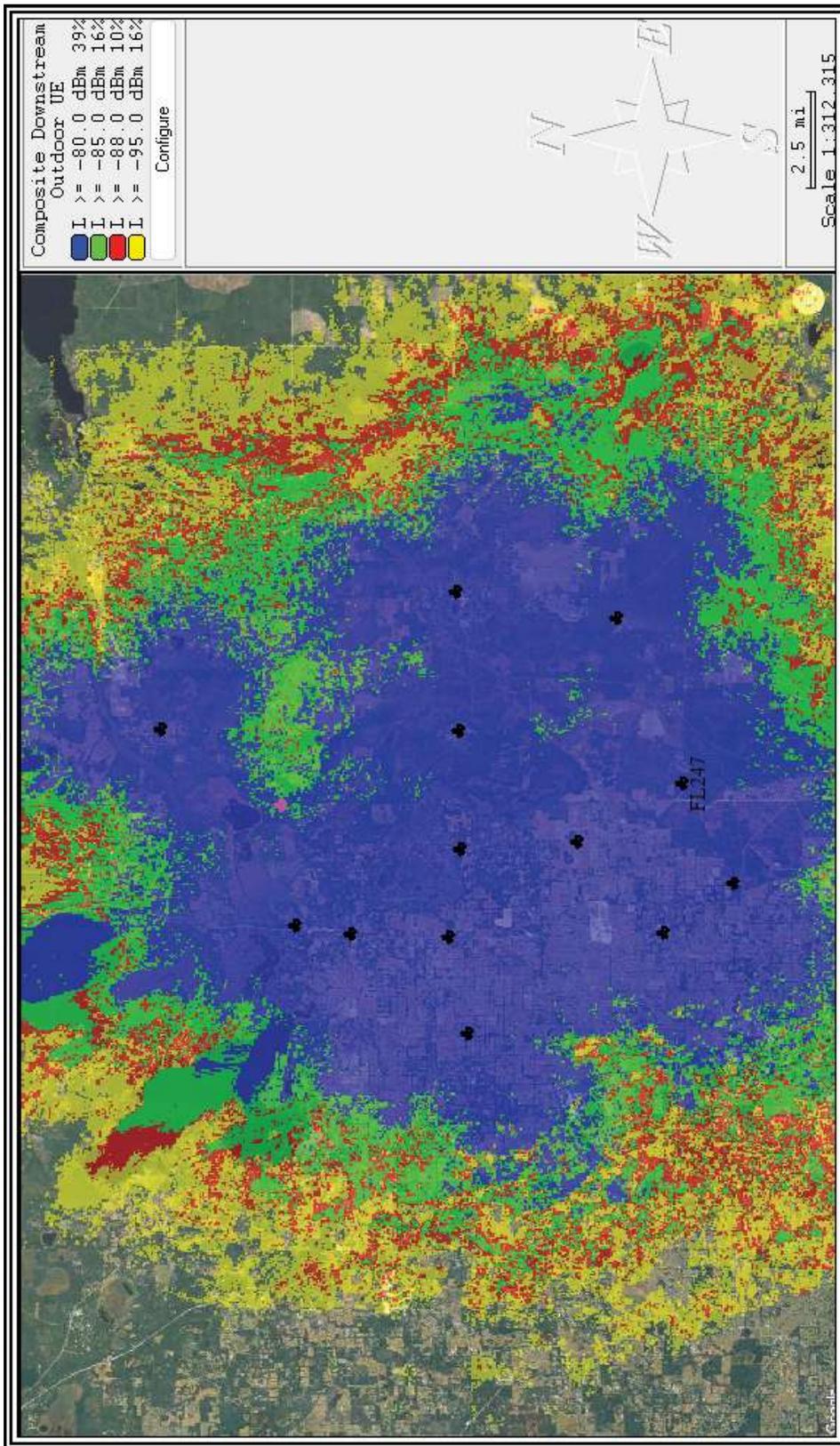
Outdoor Terminal – Existing Sites – 700 MHz



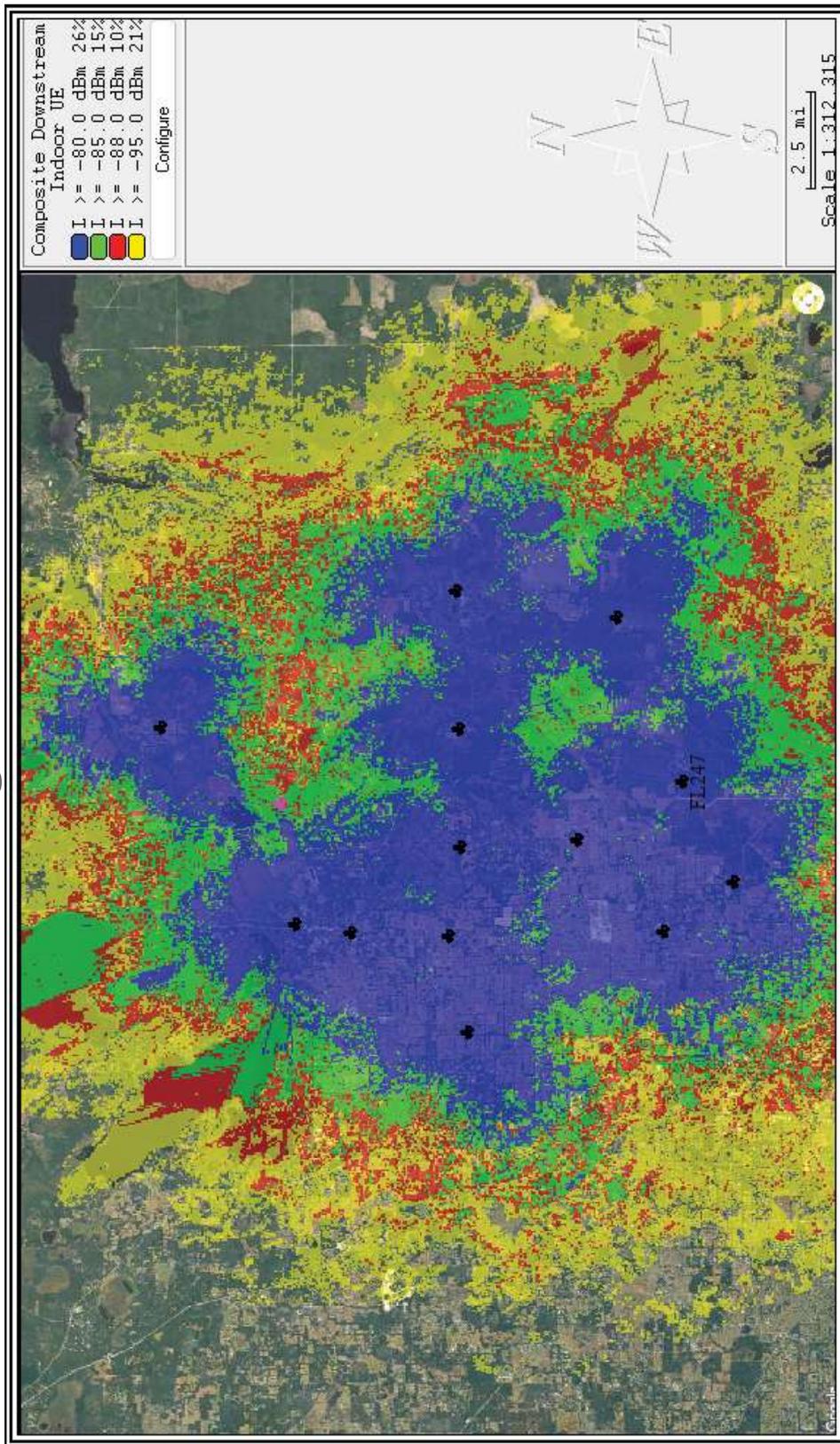
Indoor Terminal – Existing Sites – 700 MHz



Outdoor Terminal – Existing Sites + FL247 – 700 MHz



Indoor Terminal – Existing Sites + FL247 – 700 MHz



2/19/2026

Project Assumptions

- Frequency = 2.1 GHz/ 1.9 GHz/ 700 MHz
- Estimated Propagation Model for 2.1 GHz/ 1.9 GHz/ 700 MHz, based on measurements for medium sized US city
- 1 arcsec (30m) GIS (terrain and clutter)
- WGS84 used for coordinates
- 2 Service classes: outdoor/indoor
 - User terminal antenna 0 dBi, 4 ft
 - Fading margin = 10.2 dB (outdoor) and 14.4 dB (indoor)
 - 95% area probability for fading considerations
 - Human body attenuation of 3 dB applied
 - 6 dB penetration attenuation for indoor terminals

Sites Configuration

Source	Nam	Latitude	Longitude	EIRP (dBm)	Antenna Height (ft)	Azimuth
NEW	FL247	29 16 57.48 N	82 2	48.03 W	59.4	199 0, 120, 240
FCC ASL Data*	A	29 25 38.6 N	82 6	29.9 W	59.4	232.9 0, 120, 240
FCC ASL Data*	B	29 24 22.5 N	82 6	43 W	59.4	128 0, 120, 240
FCC ASL Data*	C	29 21 46.1 N	82 9	17.9 W	59.4	173.9 0, 120, 240
FCC ASL Data*	D	29 22 12.1 N	82 6	47.3 W	59.4	226.4 0, 120, 240
FCC ASL Data*	E	29 19 19.4 N	82 4	18.3 W	59.4	282.2 0, 120, 240
FCC ASL Data*	F	29 17 22.8 N	82 6	40.9 W	59.4	177.2 0, 120, 240
FCC ASL Data*	G	29 16 57.6 N	82 2	48.4 W	59.4	324.8 0, 120, 240
FCC ASL Data*	H	29 28 38.59 N	82 1	25.02 W	59.4	199 0, 120, 240
FCC ASL Data*	I	29 18 25.65 N	81 58	34.87 W	59.4	199 0, 120, 240
FCC ASL Data*	J	29 15 48.69 N	82 5	24.69 W	59.4	259 0, 120, 240
Previous Project	FL175	29 21 56.6 N	82 4	31.2 W	59.4	250 0, 120, 240
Previous Project	FL176	29 21 58.4 N	82 1	28.4 W	59.4	200 0, 120, 240

*Tower info from https://www.fccinfo.com/fccinfo_google_earth.php; assuming the antennas are installed 5 m below the top of the towers

GULFSTREAM TOWERS
127 W. FAIRBANKS AVENUE,
BOX #469
WINTER PARK, FL 32789

PROJECT INFORMATION:
FL247
ANTHONY EAST
97TH STREET ROAD
ANTHONY, FL 32617
MARION COUNTY, FLORIDA

CURRENT ISSUE DATE:
JULY 2024

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV./DATE/DESCRIPTION:

SEAL:

PLANS PREPARED BY:
Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 MEKIVA WAY, SUITE 500
WEST PALM BEACH, FLORIDA 33411
PHONE: (561) 845-0665
FPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK. / APY.
VS / GD / TO

LICENSEE:
KEVIN K. MARAH
THOMAS M.J. O'SHA
PE 71455
PE 96977

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
G-1

KHA Job #:
140601033

1. INSPECTIONS
THE CONTRACTOR SHALL NOTIFY THE CPM AT LEAST 24 HOURS BEFORE ANY INSPECTION. INSPECTIONS SHALL BE CONDUCTED BY THE CPM OR OTHER DESIGNATED PERSONNEL. THE CPM SHALL BE PRESENT FOR ALL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL AREAS TO BE INSPECTED. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

2. PRACTICAL COMPLETION
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

3. ENVIRONMENTAL PROTECTION
THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION ACTIVITIES COMPLY WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

4. AS-BUILTS DRAWINGS
THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE CPM WITHIN TWO WEEKS FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

5. PRACTICAL COMPLETION
THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO GULFSTREAM TOWERS PRIOR TO PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE:

1. ALL QUALITY ASSURANCE CHECKLISTS AS OUTLINED IN THE PREVIOUS SECTIONS
2. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE
3. GROUND SYSTEM RESISTANCE TEST
4. CERTIFICATE OF OCCUPANCY

6. INSURANCE AND BONDS
EACH CONTRACTOR SHALL AT HIS OWN EXPENSE OBTAIN AND MAINTAIN THROUGHOUT THE TERM OF THE CONTRACT THE FOLLOWING INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED TO THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE CPM.

7. COMPLIANCE
ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME OF WHICH ARE SPECIFIC TO THE JURISDICTION OF THE PROJECT). THE CONTRACTOR SHALL PROVIDE GULFSTREAM TOWERS WITH A COPY OF ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

8. PERMITS AND LICENSES
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9. PRIOR TO COMMENCING THE WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

10. CHANGE ORDER PROCEDURE
A CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

11. RELATED DOCUMENTS AND COORDINATION
GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE RELATED TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

12. SHOP DRAWINGS
CONTRACTORS TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS THROUGH THE GENERAL CONTRACTOR TO THE CPM FOR REVIEW. SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE CPM.

13. PRODUCTS AND SUBSTITUTIONS
SUBMITTALS FOR EACH PRODUCT REQUEST FOR SUBSTITUTION IN THIS PROJECT SHALL BE MADE TO THE CPM PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

14. REMOVAL AND DEMOLITION
IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE REPAIRS AND REPAIRS AT HIS OWN EXPENSE AND AT ADDITIONAL COST TO GULFSTREAM TOWERS AND/OR BUILDING OWNER.

15. TEMPORARY FACILITIES
WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE. LIGHT AND POWER ARE AVAILABLE ON SITE. EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.

16. IF REMOVAL POWER IS COMPLETED
ALL CONTRACTORS MAY BE REQUIRED TO REMOVE ALL MATERIALS AND CONNECTIONS ARE TO BE REMOVED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

17. CLEAN UP
THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK. THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND READY FOR USE.

18. EXTERIOR
VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM EXTERIOR SURFACES.

19. INTERIOR
VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM INTERIOR SURFACES.

20. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

21. CONTRACTOR SHALL WASH AND WAX FLOOR PRIOR TO FINAL INSPECTION. FLOOR WAX SHALL BE OF THE ANTI-STATIC TYPE.

22. CHANGE ORDER PROCEDURE
A CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

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25. PRODUCTS AND SUBSTITUTIONS
SUBMITTALS FOR EACH PRODUCT REQUEST FOR SUBSTITUTION IN THIS PROJECT SHALL BE MADE TO THE CPM PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

26. REMOVAL AND DEMOLITION
IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE REPAIRS AND REPAIRS AT HIS OWN EXPENSE AND AT ADDITIONAL COST TO GULFSTREAM TOWERS AND/OR BUILDING OWNER.

27. INTERI
THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS SHALL BE FURNISHED TO THE CONTRACTORS FOR THE CONSTRUCTION OF THE GULFSTREAM TOWERS SITE.

28. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, THE DRAWING SHALL TAKE PRECEDENCE AS SHOWN, INDICATED OR SPECIFIED ON BOTH.

29. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.

30. THE PURPOSE OF THE SPECIFICATIONS IS TO SUPPLEMENT THE CONTRACT DOCUMENTS AND NOT TO REPLACE THEM. THE TYPE OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

31. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. HOWEVER, NO MAJOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED. ANY SUCH DEVIATIONS SHALL BE MADE OR PERMITTED BY GULFSTREAM TOWERS WITHOUT A CHANGE ORDER.

32. CONDITIONS
THE CONTRACTOR AND CPM SUPERVISOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

33. CONTRACTS AND WARRANTIES
EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

34. STORAGE
DO NOT USE THE EXISTING BUILDING SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT THE CONTRACTOR PROJECT MANAGER AND/OR BUILDING OWNER APPROVAL.

35. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION. ALL MATERIALS SHALL BE STORED IN A LOCATION WITH FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

36. PROTECTION
PROTECT FINISHED SURFACES, INCLUDING LAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

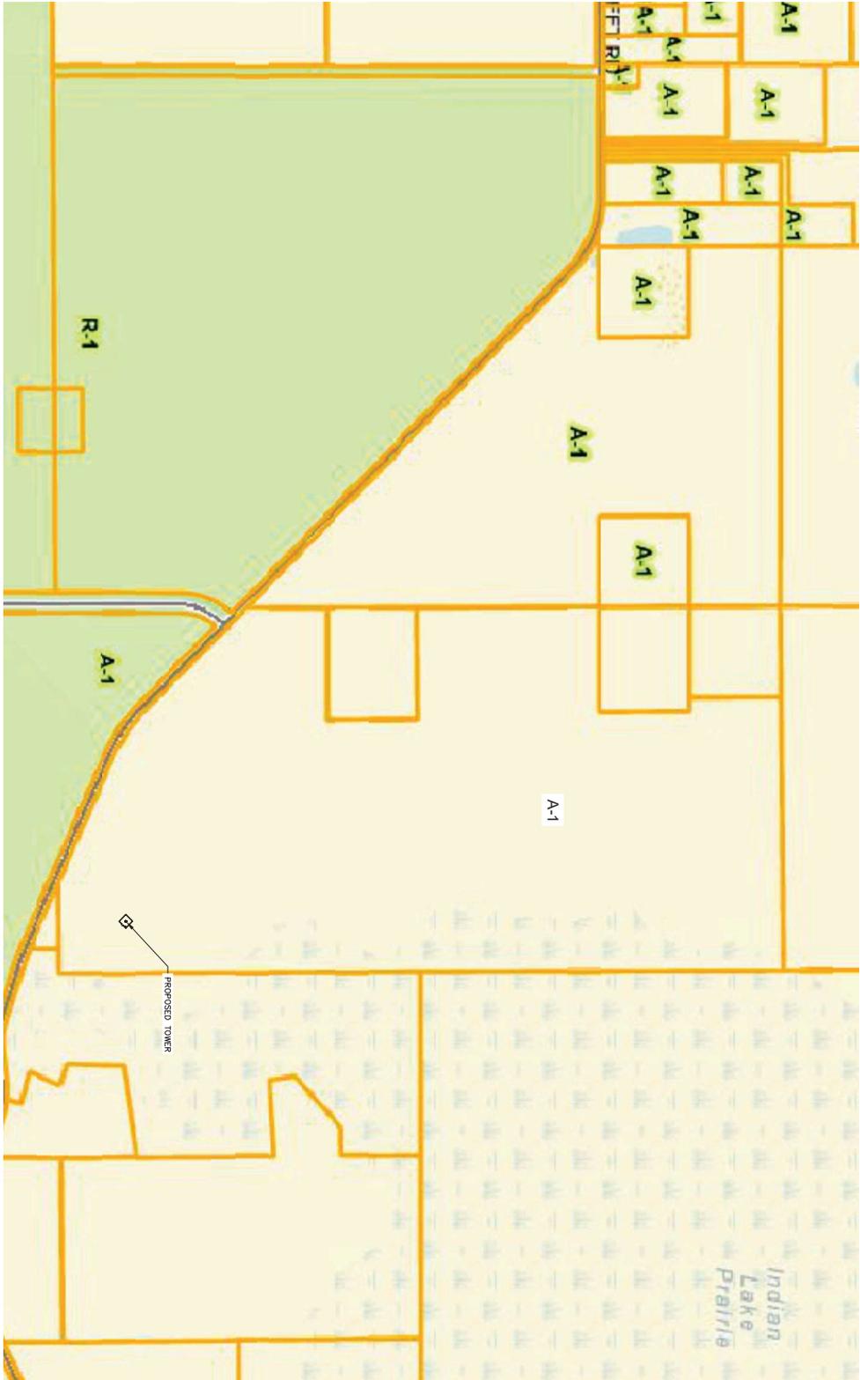
37. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO THE MOVING OF EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

38. MAINTAIN FINISHED SURFACES CLEAN, UNWARMED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY CPM.

39. REPAIRS AND DEMOLITIONS
IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE REPAIRS AND REPAIRS AT HIS OWN EXPENSE AND AT ADDITIONAL COST TO GULFSTREAM TOWERS AND/OR BUILDING OWNER.

Attachment A

Drawing name: K:\WPB_Civil\CELL_SITES\Mercury Towers\140601033 - Gulfstream Towers\140601033-FL247 Anthony East\CAD\VL247 CIVL.dwg A-1 Jul 25, 2024 2:02pm by: gary.daniel



ZONING EXHIBIT N.1.13



OBJECTID	Zoning Classification	Zoning Description
526940	R-1	Single Family Dwelling
529186	A-1	General Agriculture
529236	R-1	Single Family Dwelling

GULFSTREAM
TOWERS
127 W. FAIRBANKS AVENUE
BOX #469
WINTER PARK, FL 32789

PROJECT INFORMATION:
FL247
ANTHONY EAST
97TH STREET ROAD
ANTHONY, FL 32617
MARION COUNTY, FLORIDA
CURRENT ISSUE DATE:
JULY 2024

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.	DATE	DESCRIPTION

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WENKIVA WAY, SUITE 2000
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FIRM REGISTRY NO. 3006

PROVIDER:
DRAWN BY: CHK: APPV:
VS GD TO

LICENSE/SURETY:
KEVIN K. WAKAH
THOMAS M.L. OSBICA
PE 71455
FE 96977

SHEET TITLE:
ZONING EXHIBIT
SHEET NUMBER: REVISION:

A-1

KHA Job #:
140601033

GULFSTREAM TOWERS
127 W. FAIRBANKS AVENUE,
BOX #469
WINTER PARK, FL 32789

PROJECT INFORMATION:
FL247
ANTHONY EAST
97TH STREET ROAD
ANTHONY, FL 32617
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© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 MEKIVA WAY, SUITE 500
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBIE REGISTRY NO. 35106

DRAWN BY: CHK.: APV.:
VS: GD: TO:
LICENSEE:
KEVIN K. MARAH
THOMAS M.J. O'SHEA
PE 71455
PE 96877

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: REVISION:
C-1

KHA Job #: **140601033**

PROJECT DESCRIPTION
THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 198' TOWER ON A 2.00 ACRES PARCEL, THE INSTALLATION OF A 198' STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 4,900 SF COMPOUND.

COORDINATES: CENTER OF 198' MONOPOLE TOWER
LAT: 29°16'57.484" N (NAD 83/2011)
LONG: 82°02'48.032" W (NAD 83/2011)
ELEVATION: 98.0 ± NAVD 88 (PER SURVEY)

PARENT TRACT SITE DATA:
SITE AREA: 12,549,585.52 ± SF = 288.1 ± AC
LEASE PARCEL AREA: 4,900 SF = 0.1125 ± AC

ZONING: GENERAL AGRICULTURE (A-1)

UTILITIES
THE UTILITIES SHALL REQUIRE POWER AND TELEPHONE SERVICE ONLY AND NET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT DENSITY
THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

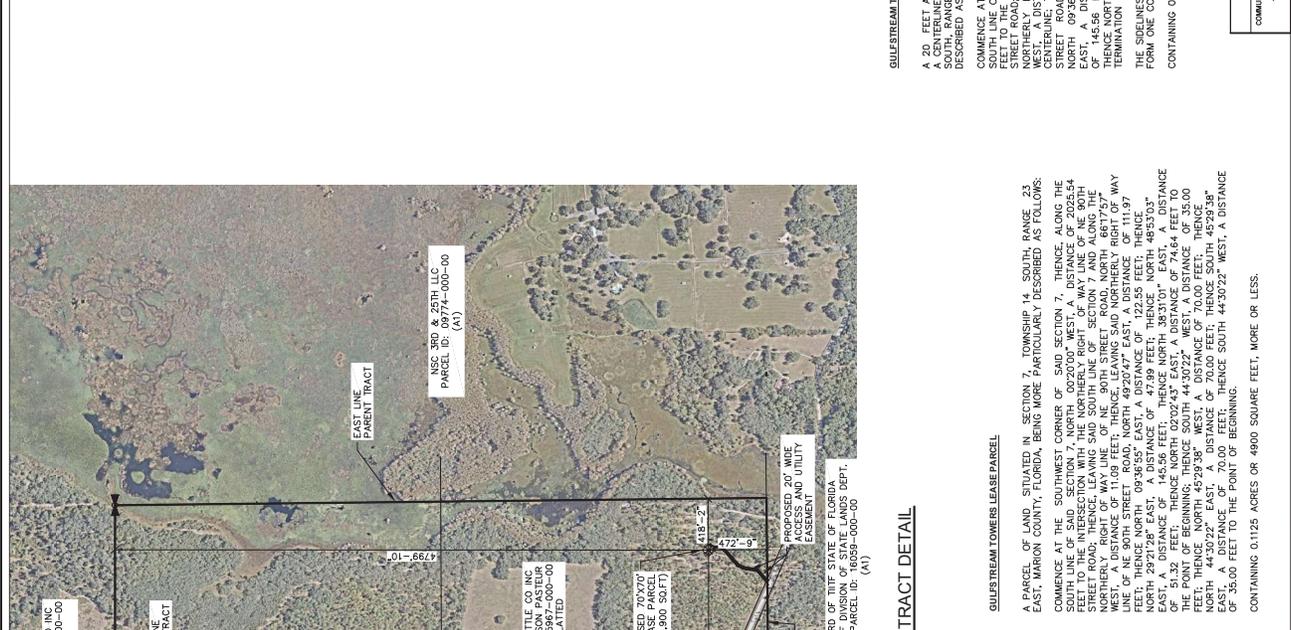
LANDSCAPING REQUIREMENTS
PERMETER LANDSCAPING AROUND COMPOUND TO BE IN COMPLIANCE WITH MARION COUNTY CODE.

IMPERVIOUS COVERAGE
PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO 800 SF (4 CARRIER WITH 10'X20' CONCRETE SLABS) AND TOWER FOOTPRINT (50 SF)
TOTAL IMPERVIOUS AREA: 850 SF

TOWER SETBACK TABLE

PARCEL TOWER CENTER	PARCEL TOWER CENTER
NORTH: 4,800'±	4,800'±
EAST: 418'-2"	418'-2"
SOUTH: 472'-9"	472'-9"
WEST: 2,243'-8"	2,243'-8"

TOWER SETBACK DIMENSIONS SHOWN TO PARENT TRACT BOUNDARY LINES FROM TOWER CENTER



PARENT TRACT DETAIL

GULFSTREAM TOWERS LEASE PARCEL
A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 00°20'00" WEST, A DISTANCE OF 2025.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°36'55" EAST, A DISTANCE OF 122.55 FEET; THENCE NORTH 48°52'03" EAST, A DISTANCE OF 47.89 FEET; THENCE NORTH 48°52'03" EAST, A DISTANCE OF 15.32 FEET; THENCE NORTH 02°02'43" WEST, A DISTANCE OF 164.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°30'22" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 45°29'38" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 44°30'22" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 45°29'38" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.1125 ACRES OR 4900 SQUARE FEET, MORE OR LESS.

PARENT TRACT
SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:
NW 1/4 AND THE SW 1/4, EXCEPT ROAD AND EXCEPT THE SW 1/4 LYING SOUTH OF NW 1/4 AND THE SW 1/4, EXCEPT THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 AND LESS AND EXCEPT THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE WEST 150 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 AND THE WEST 100 FEET OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST. ALL OF THE ABOVE LYING AND BEING IN MARION COUNTY, FLORIDA.
TAX ID: R15987-000-00
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE NUMBER 01-23048884-01 DATED DECEMBER 4, 2023 SCHEDULE B - 1
EASEMENT AND RIGHT OF WAY AGREEMENT BY AND BETWEEN PASTEUR CATTLE CO., INC. AND MARLYN PASTEUR, SEABORN Y. PENNINGTON AND KATHERINE PENNINGTON, JAMES E. CARTER, III AND DIANE F. CARTER, AND PASTEUR CATTLE CO., INC., J. MASON PASTEUR AND GEORGE M. PASTEUR, SEABORN Y. PENNINGTON AND KATHERINE A. PENNINGTON, JAMES E. CARTER, III AND DIANE F. CARTER, RECORDED 05/13/2009, IN BOOK 5197, PAGE 791 OF THE MARION COUNTY RECORDS.
SHOWN HEREON, DOES NOT AFFECT
This document contains the title insurance policy number and the name of the title insurance company. It is not intended to provide a description of the property or to provide a description of the title insurance policy. It is not intended to provide a description of the property or to provide a description of the title insurance policy.

GULFSTREAM TOWERS
 127 W. FAIRBANKS AVENUE,
 BOX #469
 WINTER PARK, FL 32789

PROJECT INFORMATION:
 FL247
 ANTHONY EAST
 97TH STREET ROAD
 ANTHONY, FL 32617
 MARION COUNTY, FLORIDA

CURRENT ISSUE DATE:
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ISSUED FOR:
 CONSTRUCTION DRAWINGS

REV. DATE DESCRIPTION:

SEAL:

Attachment A
Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 MEKIVA WAY, SUITE 300
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 F.P.E. REGISTRY NO. 35106

PROVIDER:
 DRAWN BY: CHK. APV.
 VS. GD. TO.

LICENSE:
 KEVIN K. MARRAS
 THOMAS M.J. O'SHEA
 PE 71455
 PE 96977

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER:
C-2

KHA Job #: 140601033

FLOOD ZONE INFORMATION

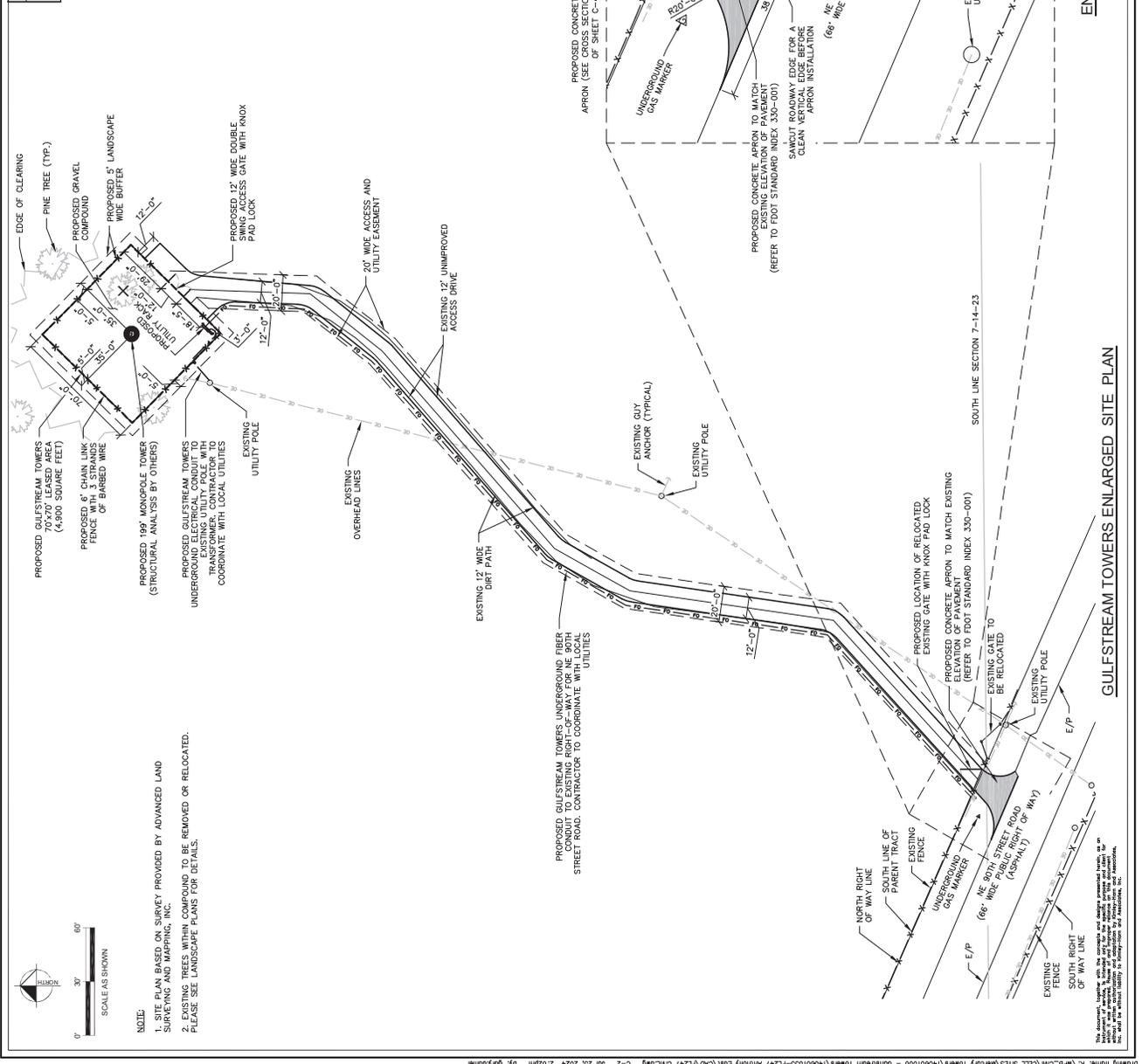
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FORM	FIRM ZONE	BASE FLOOD ELEVATION
120160	0345	D	08/29/2008	X	N/A

STORAGE VOLUME PROVIDED:
 No. 57 STONE COMPOUND, 4" LAYER, 4,900 SF COMPOUND. ASSUME 40% Voids RATIO.
 RETENTION VOLUME PROVIDED = (4,900 SF * 850 SF) * 0.4 * 4" / 12" = 540 CF
 RETENTION VOLUME PROVIDED = 540 CF

DRAINAGE CALCULATIONS:

I. GENERAL SITE PLAN INFORMATION:
 GRAVEL COMPOUND AREA: 70'x70' = 4,900 SF
 IMPERVIOUS AREA FOUNDATION = 50 SF
 PROPOSED FUTURE EQUIPMENT SLABS: 800 SF EQUIPMENT SLABS, 4 CARRIERS @ 200 SF EACH
 TOTAL IMPERVIOUS AREA: 850 SF
 TOTAL PERVIOUS AREA: 4,050 SF

II. CALCULATE REQUIRED STORAGE RUNOFF:
 1. 1" OF RUNOFF OVER TOTAL SITE
 Q = 4,900 SF * 1" / 12" = 408.33 CF (ALLOWABLE REDUCTION)
 Q = 204.2 CF
 2. RUNOFF OF 3% IMPERVIOUS OVER THE TOTAL SITE
 Q = 3% * 850 SF / 12" * 4,900 SF = 17.3%
 Q = 3% * 1.1712 * 0.173 * 4,900 SF = 211.9 CF
 204.2 CF < 211.9 CF, SO UTILIZE 211.9 CF



NOTE:
 1. SITE PLAN BASED ON SURVEY PROVIDED BY ADVANCED LAND SURVEYING AND MAPPING, INC.
 2. EXISTING TREES WITHIN COMPOUND TO BE REMOVED OR RELOCATED. PLEASE SEE LANDSCAPE PLANS FOR DETAILS.

ENLARGED APRON PLAN

GULFSTREAM TOWERS ENLARGED SITE PLAN

Scale: 0' 30' 60'

Scale: 0' 10' 20'

Scale as shown

PROJECT INFORMATION:

FL247
ANTHONY EAST
97TH STREET ROAD
ANTHONY, FL 32617
MARION COUNTY, FLORIDA

CURRENT ISSUE DATE:
JULY 2024

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV. DATE DESCRIPTION:

REV.	DATE	DESCRIPTION

SEAL:

Attachment A
PLANS PREPARED BY:
Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEEKIVA WAY, SUITE 500
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBIE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.:

VS GD TO

LICENSE:

KEVIN K. MARAH
THOMAS M.J. O'SHEA
PE 71455
PE 96977

SHEET TITLE:

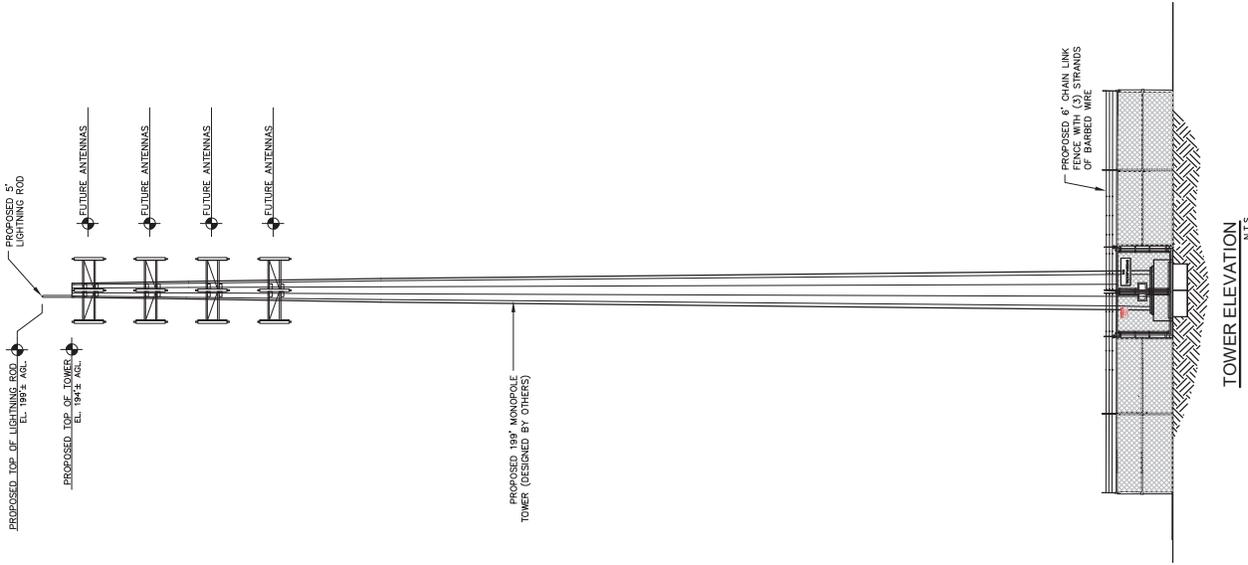
TOWER ELEVATION

SHEET NUMBER:

C-3

KHA Job #:

140601033



- NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

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GULFSTREAM TOWERS
 127 W. FAIRBANKS AVENUE,
 BOX #469
 WINTER PARK, FL 32789

PROJECT INFORMATION:
 FL247
 ANTHONY EAST
 97TH STREET ROAD
 ANTHONY, FL 32617
 MARION COUNTY, FLORIDA
 CURRENT ISSUE DATE:
 JULY 2024

ISSUED FOR:
 CONSTRUCTION DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:
Kimley-Horn
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 1920 MEKIVA WAY, SUITE 500
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 P.E. REGISTRY NO. 35106

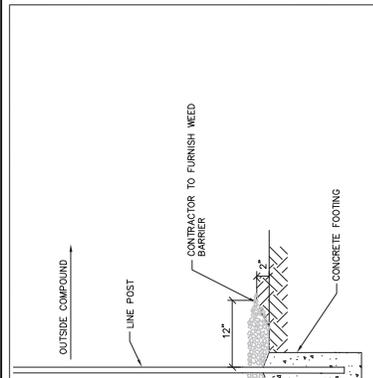
PROVIDER:
 DRAWN BY: CHK.: APV.:
 VS: GD: TO:
 LICENSEURE:
 KEVIN K. MARAH
 THOMAS M.J. O'SHEA
 FE 71455
 FE 96877

SHEET TITLE:
 CONSTRUCTION DETAILS

SHEET NUMBER:
 REVISION:

C-4

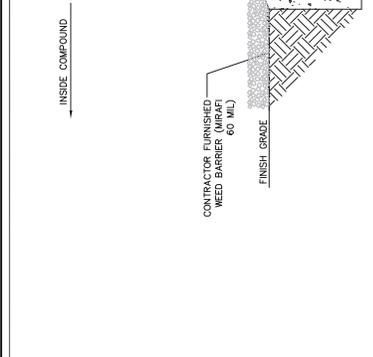
KHA Job #:
 140601033



FENCE/GRAVEL DETAIL
 N.T.S.

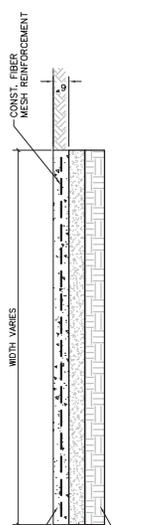
NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

- NOTES:
- 1) CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 3000 PSI REINFORCED WITH FIBER MESH.
 - 2) CONTRACTION JOINTS SHALL BE 1/2 INCH WIDE AND SAW-CUT OR TOoled.
 - 3) EXPANSION JOINTS SHALL BE 1/2 INCH WIDE AND TOoled.
 - 4) EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS, AT EACH SIDE OF STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
 - 5) EXPANSION JOINTS SHALL BE 1/2 INCH WIDE WITH 1/2 INCH PREMOULDED JOINT MATERIAL AND SHALL BE FULL DEPTH OF THE PAVEMENT.
 - 6) JOINT MATERIAL SHALL BE IN ACCORDANCE WITH TYPICAL STANDARD SPECIFICATIONS, SECTION 952, LATEST EDITION.



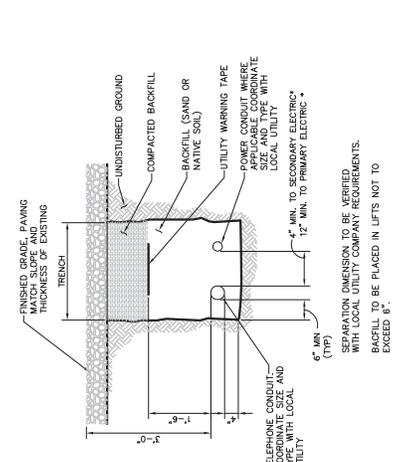
TYPICAL TRENCH DETAIL
 N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



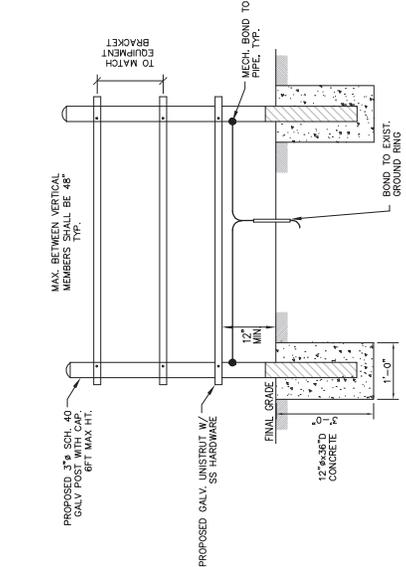
CONCRETE APRON CROSS SECTION
 N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



JOINT SERVICE TRENCH BURIED CONDUIT/ELECT/TELEPHONE
 N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

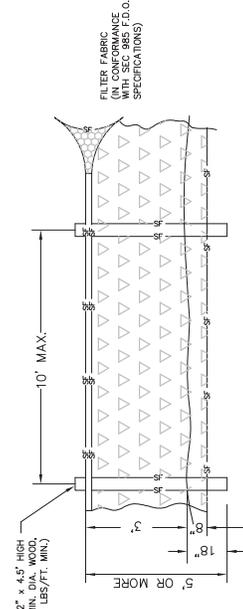
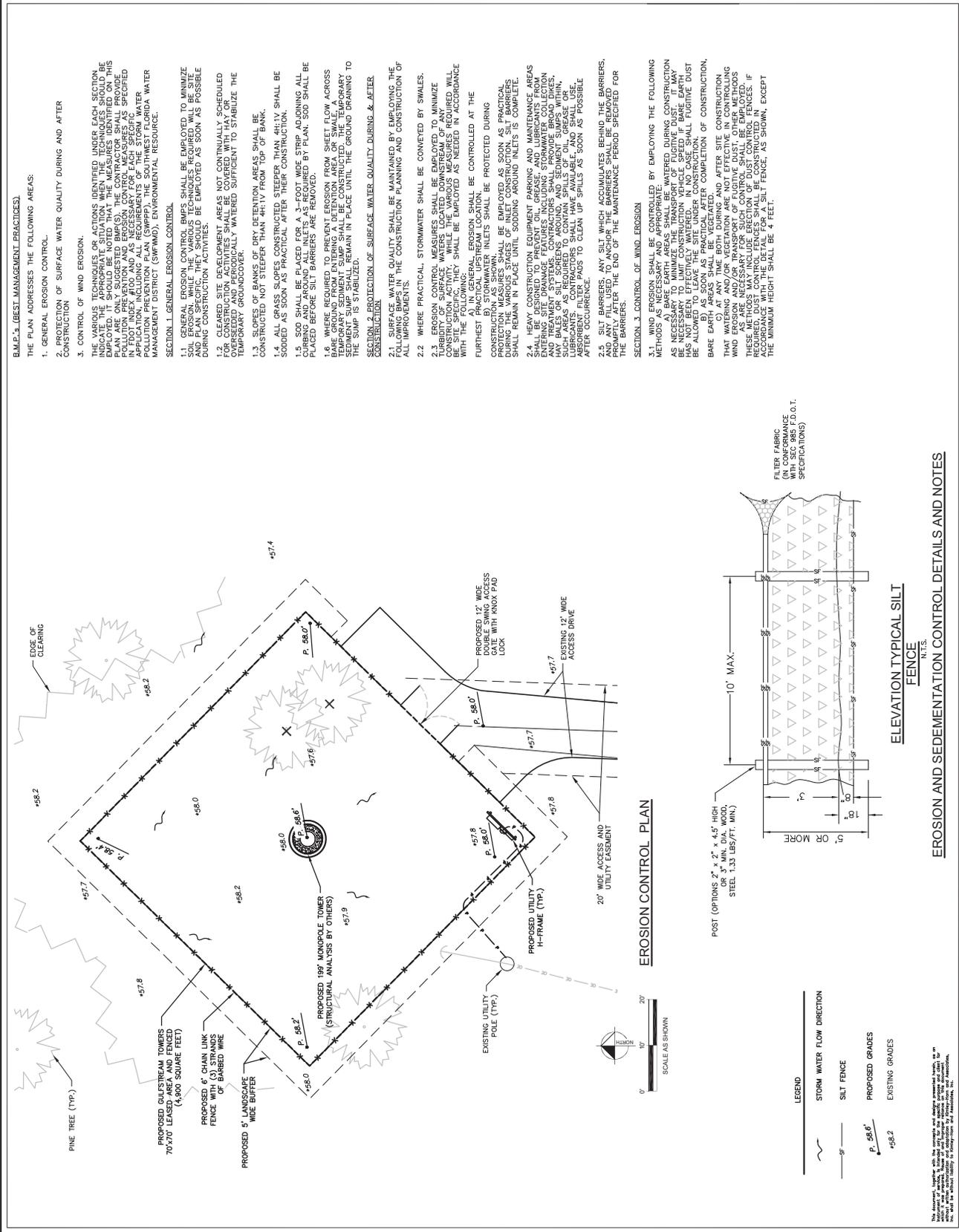


H-FRAME DETAIL
 N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

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GULFSTREAM TOWERS 127 W. FAIRBANKS AVENUE, BOX #469 WINTER PARK, FL 32789	PROJECT INFORMATION: FL247 ANTHONY EAST 97TH STREET ROAD ANTHONY, FL 32617 MARION COUNTY, FLORIDA	ISSUED FOR: CONSTRUCTION DRAWINGS	REV. DATE: JULY 2024	SEAL:
Attachment A				
PLANS PREPARED BY: Kimley-Horn <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC.</small> 1920 MEKIVA WAY, SUITE 300 WEST PALM BEACH, FLORIDA 33411 (561) 845-0665 FPE REGISTRY NO. 35106				
PROVIDER:				
DRAWN BY: CHK. APV:				
LICENSE: VS GD TO				
PE 71455 KEVIN K. MARAH PE 96877 THOMAS M.J. O'SHEA				
SHEET TITLE: EROSION CONTROL PLAN				
SHEET NUMBER: REVISION:				
C-6				
KHA Job #: 140601033				



EROSION CONTROL PLAN

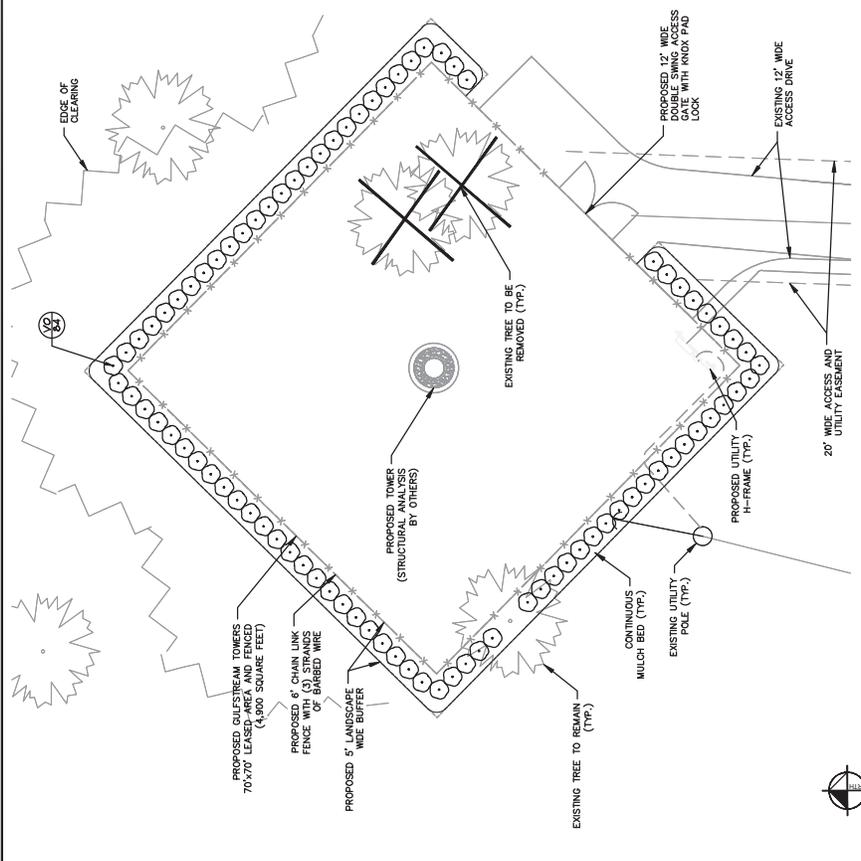
- LEGEND**
- STORM WATER FLOW DIRECTION
 - SILT FENCE
 - PROPOSED GRADES
 - EXISTING GRADES
- P. 56.6'
456.2

EROSION AND SEDEMENTATION CONTROL DETAILS AND NOTES

This document is prepared by the undersigned and under no circumstances shall it be construed as a contract. The undersigned shall not be held responsible for any errors or omissions in this document. The undersigned shall not be held responsible for any errors or omissions in this document. The undersigned shall not be held responsible for any errors or omissions in this document.

GULFSTREAM TOWERS 127 W. FAIRBANKS AVENUE, BOX #469 WINTER PARK, FL 32789	PROJECT INFORMATION: FL247 ANTHONY EAST 97TH STREET ROAD ANTHONY, FL 32617 MARION COUNTY, FLORIDA CURRENT ISSUE DATE: JULY 2024	ISSUED FOR: CONSTRUCTION DRAWINGS REV.: DATE: DESCRIPTION: SEAL:	PLANS PREPARED BY: Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1920 MEKIVA WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33411 (561) 845-0665 FPC REGISTRY NO. 3508 PROVIDER:
LICENSE: KEVIN K. MARSH THOMAS M.J. O'SHEA FE 71455 FE 98977		DRAWN BY: CHK.: APV.: TO: VS. GD. TO	
SHEET NUMBER: L-1		SHEET TITLE: LANDSCAPE PLAN	
KHA Job #: 140601033			

- PLANTING NOTES:**
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
 - PLANT LIST QUANTITIES ARE PROVIDED FOR CONFORMANCE IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
 - PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
 - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
 - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES TO PLANTING MATERIAL, PLANT SIZES, PLANT SPECIES AND SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL READ ALL CANNOTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
 - CONTRACTOR SHALL FURNISH AND MAINTAIN (WITHIN THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION, IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- WATER MONITORING AND MANUAL WATERING**
- THREE (3) MONTHS OF WATER MONITORING SHALL BE SCHEDULED FOR ALL PLANTINGS UNDER THIS CONTRACT.
 - IF SITE EXPERIENCES DROUGHT OR IF RAINFALL DOES NOT ACCUMULATE 2" PER WEEK DURING THE MONITORING PERIOD, WATERING WILL BE NECESSARY.
 - THE QUALITY OF WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE SUFFICIENT TO SUSTAIN DETRIMENTAL TO PLANTS. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER (MEETING THE ABOVE STANDARD) FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. WATER DISTRIBUTION OTHER PLANTINGS SHALL BE VIA TRUCK-MOUNTED SPRAYER OR SIMILAR.
 - ALL PLANTS SHALL BE WATERED TWICE WEEKLY FOR THREE MONTHS AT AN APPLICATION RATE OF 1" OF WATER PER WEEK. CONTRACTOR SHALL MAINTAIN RECORDS OF PLANTING DATE, PLANTING LOCATION, PLANTING AMOUNT AND WATER THE DIFFERENCE IN ORDER TO ACCUMULATE 2" IN THAT WEEK.
 - CONTRACTOR SHALL DOCUMENT MATERIALS, METHODS, THROUGH BANKING, SHET AND WORKING REPORT RECORDS. ALL RECORDS MUST BE PRESENTED TO THE OWNER UPON FINAL ACCEPTANCE OF THE TREES/SHRUB AND SEEDED TURF AREAS.



LANDSCAPE PLAN

VEGETATION CODE	REQUIREMENTS
SHRUBS	PROVIDED

THE AREA SHALL BE PLANTED WITH A HEDGE OF NATIVE OR ORNAMENTAL EVERGREEN SHRUBS AT LEAST 30 INCHES IN HEIGHT AT PLANTING AND CAPABLE OF SURVIVING THROUGHOUT THE YEAR. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL.

PLANT SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	CONT. Q.C.	SIZE	NATIVE	QTY
VO	Viburnum doabotum	Maiter's Viburnum	Cont.	36" O.C.	30'x30'	84

Kimley-Horn and Associates, Inc. is the provider of the information contained herein. The information is provided for the use of the client and is not to be construed as a warranty of any kind. The information is provided for the use of the client and is not to be construed as a warranty of any kind. The information is provided for the use of the client and is not to be construed as a warranty of any kind.

GULFSTREAM TOWERS 127 W. FAIRBANKS AVENUE, BOX #469 WINTER PARK, FL 32789

PROJECT INFORMATION: FL247 ANTHONY EAST 97TH STREET ROAD ANTHONY, FL 32617 MARION COUNTY, FLORIDA

CURRENT ISSUE DATE: JULY 2024

ISSUED FOR: CONSTRUCTION DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

Kristen E Alexa Kimley-Horn 13:44:04-04'00' KRISTEN E. ALEXA, P.L.A. #487555 JULY 2024

KimleyHorn 1920 MEKIVA WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33411 (561) 845-0665

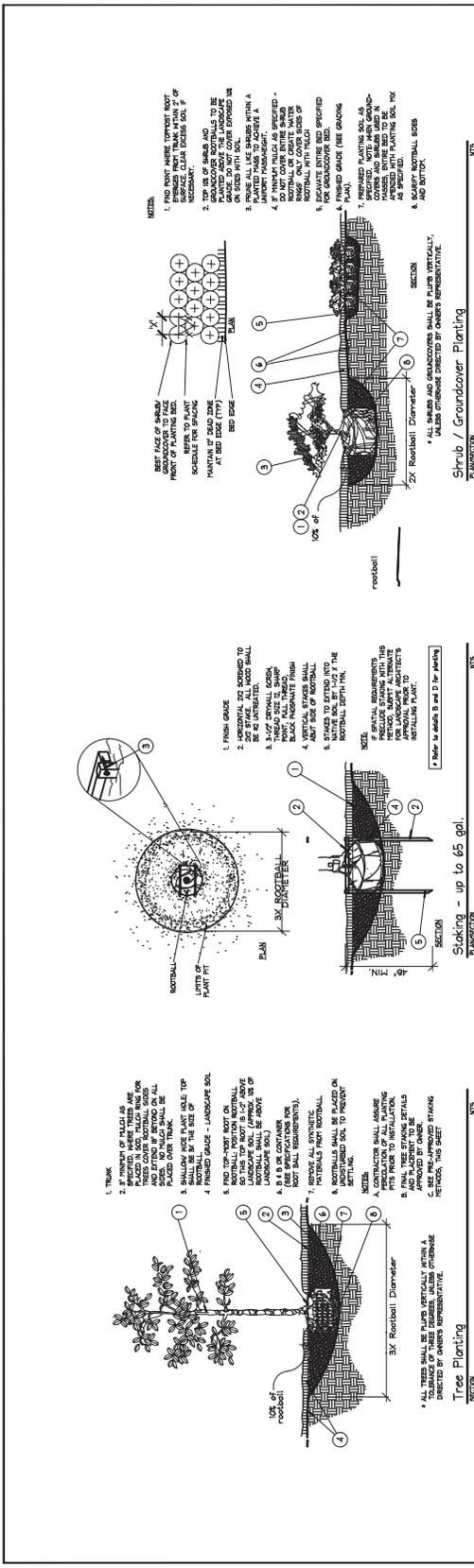
PLANS PREPARED BY: PROVIDER:

DRAWN BY: CHK.: APV.: VS GD TO LICENSEE: KEW K. MARAH THOMAS M.A. OSHA PE 98977

SHEET TITLE: LANDSCAPE DETAILS

SHEET NUMBER: L-2 REVISION:

KHA JOB #: 140601033



Tree Planting NOTES: 1. TREE SPECIES AND SIZE SHALL CORRESPOND TO THOSE INDICATED ON THE DRAWINGS...

Shrub / Groundcover Planting NOTES: 1. LAND SCAPING: THE WORK CONSISTS OF LAND BED PREPARATION, SOIL REGENERATION AND SOAKING...

Staking - up to 65 gpi. NOTES: 1. SOIL NUTRIENT: PLANTING MEDIA FOR PLANT PITS SHALL CONSIST OF TWO PARTS OF TOPSOIL...

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES: A. WORK SHALL BE RESPONSIBLE FOR PLANTING MEDIA, EQUIPMENT, TOOLS AND MATERIALS...

PLANTING DETAILS: A. PLANT SPECIES AND SIZE SHALL CORRESPOND TO THOSE INDICATED ON THE DRAWINGS...

STAKING: 1. SOIL NUTRIENT: PLANTING MEDIA FOR PLANT PITS SHALL CONSIST OF TWO PARTS OF TOPSOIL...

SHRUBS AND GROUNDCOVER: 1. LAND SCAPING: THE WORK CONSISTS OF LAND BED PREPARATION, SOIL REGENERATION AND SOAKING...

STAKING: 1. SOIL NUTRIENT: PLANTING MEDIA FOR PLANT PITS SHALL CONSIST OF TWO PARTS OF TOPSOIL...

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES: A. WORK SHALL BE RESPONSIBLE FOR PLANTING MEDIA, EQUIPMENT, TOOLS AND MATERIALS...

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STAKING: 1. SOIL NUTRIENT: PLANTING MEDIA FOR PLANT PITS SHALL CONSIST OF TWO PARTS OF TOPSOIL...

SHRUBS AND GROUNDCOVER: 1. LAND SCAPING: THE WORK CONSISTS OF LAND BED PREPARATION, SOIL REGENERATION AND SOAKING...

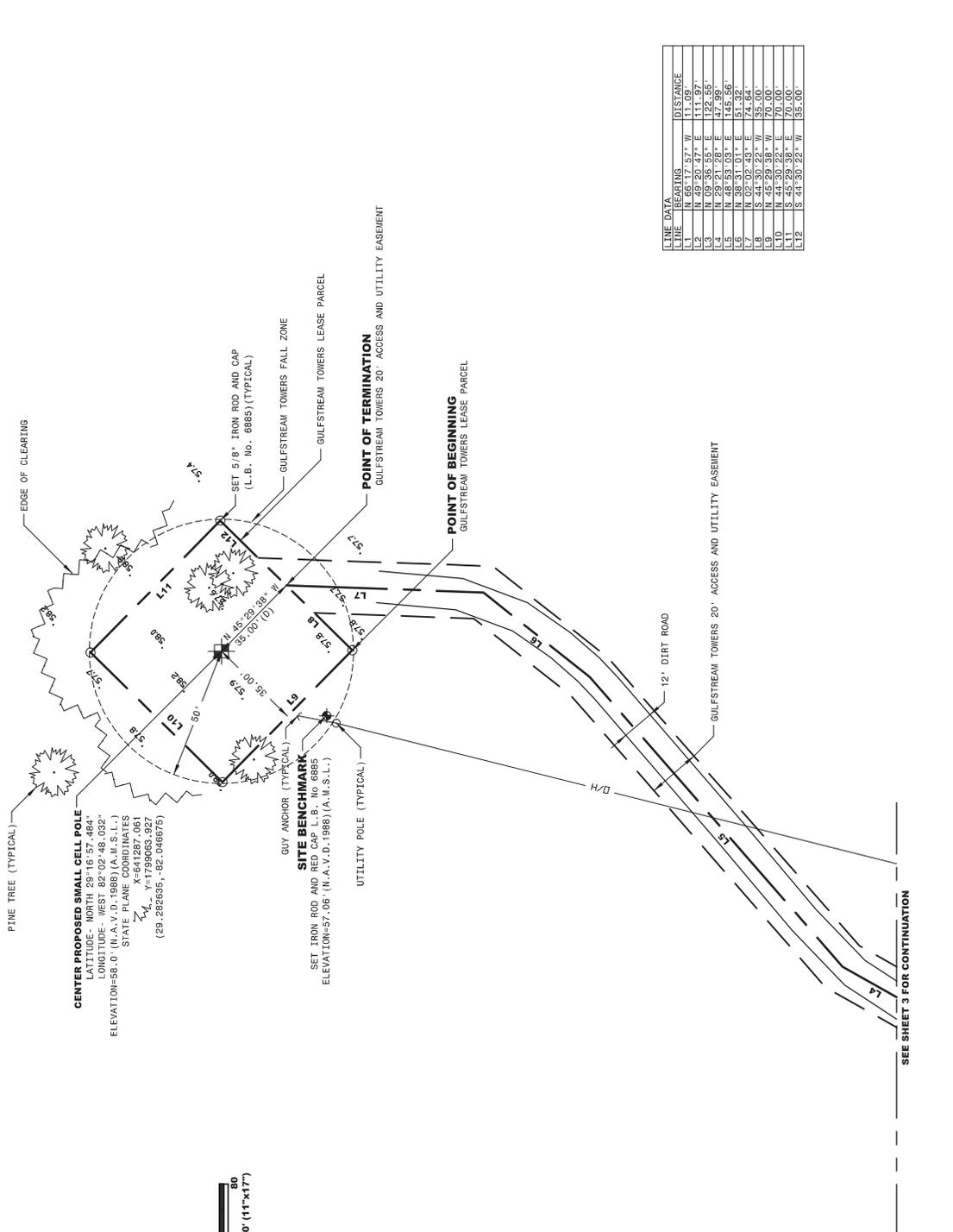
STAKING: 1. SOIL NUTRIENT: PLANTING MEDIA FOR PLANT PITS SHALL CONSIST OF TWO PARTS OF TOPSOIL...

<p>GULFSTREAM TOWERS 127 W. FAIRBANKS AVENUE, BOX #469 WINTER PARK, FL 32789</p>	<p>PROJECT INFORMATION: FL 247 ANTHONY EAST 5263 W. HUNTER ROAD WINTER PARK, FL 32789 MARION COUNTY, FLORIDA</p>	<p>CURRENT ISSUE DATE: JUNE 2024</p>	<p>ISSUED FOR: CONSTRUCTION DRAWINGS</p>	<p>REV. DATE: DESCRIPTION: </p>	<p>SEAL: Digitally signed by Russell C Morrison Date: 2024.08.01 05:21:04 -04'00'</p>	<p>PLANS PREPARED BY: Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1920 WEKIVA WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33411 (561) 846-0665 PDR: REGENT, NO. 2208</p>	<p>PROVIDER: GULFSTREAM TOWERS 127 W. FAIRBANKS AVENUE, BOX #469 WINTER PARK, FL 32789</p>	<p>DRAWN BY: CHK: APV: VS: GD: TO:</p>	<p>LICENSE: VINAY K. MATHAN THOMAS M. OLSHA PE 7845 PE 08877</p>	<p>SHEET TITLE: ELECTRICAL DETAILS</p>	<p>SHEET NUMBER: REVISION: E-4</p>	<p>KHA Job #: 140061033</p>
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<p>PROPOSED 1/2" GROUND BAR</p> <p>TINNED SOLID COPPER GROUND LEAD FROM ELECTRICAL EQUIPMENT</p> <p>TERMINAL LUG BOLTED TO NEW GROUND BAR</p> <p>PROPOSED #6 AWG GREEN GROUND TO EXISTING GROUND ROD</p> <p>INDOORS/EXOHERMIC WELD OUTDOORS</p> <p>WIRE</p> <p>RADIUS BEND 1" NOMINAL</p>	<p>1 NON-DIRECTIONAL SPLICE</p> <p>REMOVABLE COVER, COVER SHALL BE REMOVABLE BY HAND. NO TOOLS SHALL BE REQUIRED FOR REMOVAL.</p> <p>FINISHED GRADE</p> <p>3"-0" LONG X 6" DIA. SCHEDULE 40 WHITE PVC</p> <p>PROVIDE #2 AWG BARE TINNED SOLID COPPER WIRE FOR MEGGER TEST (ONLY FOR GROUND RODS MANUALLY WELD TO GROUNDING TEST WELLS)</p> <p>#2 AWG BARE TINNED SOLDERED COPPER WIRE (EXTERIOR GROUND RING)</p> <p>1" WIDE SLOT FOR GROUND WIRE. EXTEND 2" ABOVE AND AROUND SLEEVE. EXOTHERMIC WELD SHALL REMAIN VISIBLE.</p> <p>GROUND ROD</p> <p>CRUSHED ROCK INSIDE, BELOW AND AROUND SLEEVE.</p>	<p>2</p>
<p>PROPOSED 1/2" GROUND BAR</p> <p>TINNED SOLID COPPER GROUND LEAD FROM ELECTRICAL EQUIPMENT</p> <p>TERMINAL LUG BOLTED TO NEW GROUND BAR</p> <p>PROPOSED #6 AWG GREEN GROUND TO EXISTING GROUND ROD</p> <p>LEGEND</p> <ol style="list-style-type: none"> 1- COPPER GROUND BAR, 1/4" x 4" x 20", NEWTON INSTRUMENT CO. CAT. NO. B5124 OR EQUIVALENT. WIRE CONDUITS TO MATCH NEW DOUBLE LUG CONFIGURATION 2- 1/2" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6066 5- 1/2" INSULATORS, NEWTON INSTRUMENT CO. CAT. NO. A-6066 6- INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS 	<p>3 GROUND ROD INSPECTION SLEEVE DETAIL</p> <p>TRENCH</p> <p>FINISH GRADE, PAVING, MATCH SLOPE AND THICKNESS OF EXISTING</p> <p>UNDISTURBED GROUND</p> <p>COMPACTED BACKFILL (95% OF THE MAX DRY WEIGHT) TO BE MAINTAINED BY AASHTO T-99)</p> <p>PROPOSED CONDUIT, TELCO OR ELECTRIC BETWEEN TELCO AND ELECTRIC CONDUITS</p>	<p>4</p>
<p>GROUND BAR DETAIL</p>		
<p>CONDUIT TRENCH DETAIL</p>		

WAYPOINT
WAYPOINT ENGINEERING AND EQUIPMENT, LLC
6671 W. INDIANTOWN ROAD, SUITE 59-416
JUPITER, FLORIDA 33458
TEL: 561.745.2000
FLORIDA CA #22872
RUSSELL C. MORRISON, P.E. #51567
CHARLES G. NERO, P.E. #51540

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
 SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
 SEE SHEET 3 OF 4 FOR EASEMENT DETAIL



LINE	BEARING	DISTANCE
L1	S 64°12'57\"	11.00
L2	N 49°20'47\"	111.97
L3	N 09°36'55\"	126.55
L4	N 89°59'59\"	145.56
L5	N 48°53'08\"	145.56
L6	N 38°31'01\"	51.32
L7	N 07°05'43\"	74.64
L8	S 89°59'59\"	145.56
L9	N 45°29'58\"	70.00
L10	N 44°30'22\"	70.00
L11	S 45°29'58\"	70.00
L12	S 44°30'22\"	65.00

SEE SHEET 3 FOR CONTINUATION

	ADVANCED LAND SURVEYING	371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32921 PH: (407) 582-2595	BOUNDARY SURVEY PREPARED FOR GULFSTREAM TOWERS	A PORTION OF SECT 23 SOUTH, RANGE 23 EAST MARTIN COUNTY, FLORIDA
DATE	DESCRIPTION	DATE	BY	DESCRIPTION
		FEBRUARY 15, 2023	K. MITCHELL	NO. 241 ZONE
DRAWN BY: J. MITCHELL FIELD BOOK: _____ SCALE: 1" = 80' PROJECT NO.: _____ FILE NAME: FL237 ANTHONY EAST.DWG SHEET: _____				



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Attachment A

Aeronautical Study No.
2025-ASO-3818-OE

Issued Date: 03/24/2025

Michael Burkhead
Gulfstream Towers, LLC
127 W. Fairbanks Avenue
#469
Winter Park, FL 32789

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Tower FL247
Location: Anthony, FL
Latitude: 29-16-57.48N NAD 83
Longitude: 82-02-48.03W
Heights: 58 feet site elevation (SE)
199 feet above ground level (AGL)
257 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 09/24/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD. Attachment A

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-3818-OE.

Signature Control No: 648021404-651452625

(DNE)

Michael Costanzi
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-3818-OE
Attachment A

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W





March 31, 2025

Marion County Board of County Commissioners
Growth Services / Planning & Zoning
2710 E. Silver Springs Blvd
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601
Re: FL247 Anthony East

To Whom it May Concern:

I, Cristine Korowajczuk, RF engineer at CelPlan Technologies have analyzed the proposed location for tower FL247 and have determined that construction and placement of the tower (details indicated below) will not interfere with public safety communication and the usual and customary transmission or reception of radio, television, or other communication service.

FL247 Anthony East
5253 NE 97th Street Road
Anthony, FL 32617
Latitude 29°16'57.484" N / Longitude 82°02'48.032" W

Sincerely,

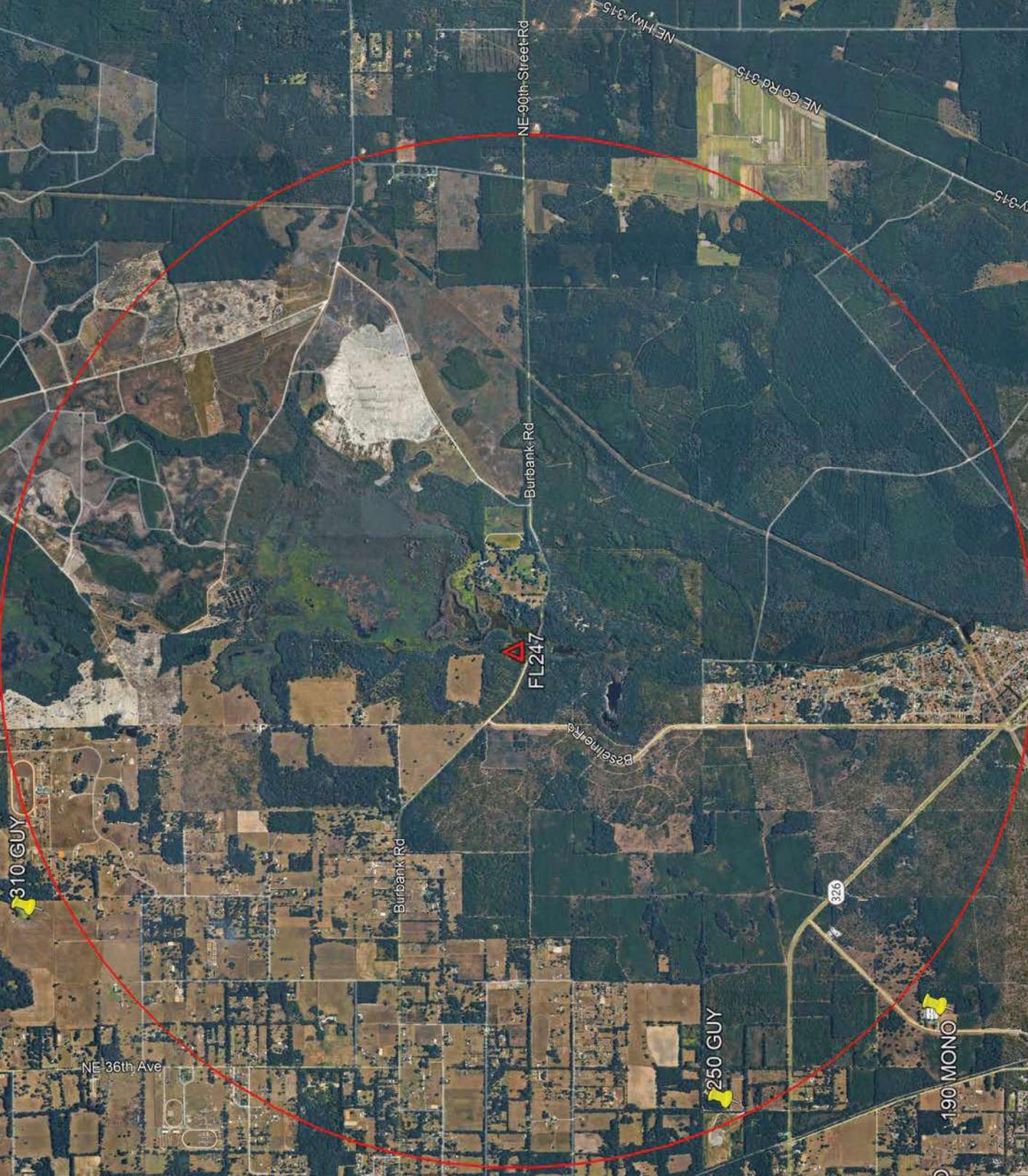
A handwritten signature in black ink, appearing to read "Cristine Korowajczuk".

Cristine Korowajczuk
RF Engineer

Attachment A



3 mi



FL247
3-MILE RADIUS

A-56



6 mi

FL247

Existing Inventory Map

Orange Lake

Island Grove

Citra

Edick

Lowell

Martin

Anthony

Marion County School District

Google Earth

Image © 2025 Airbus

FL174

FL210

FL176

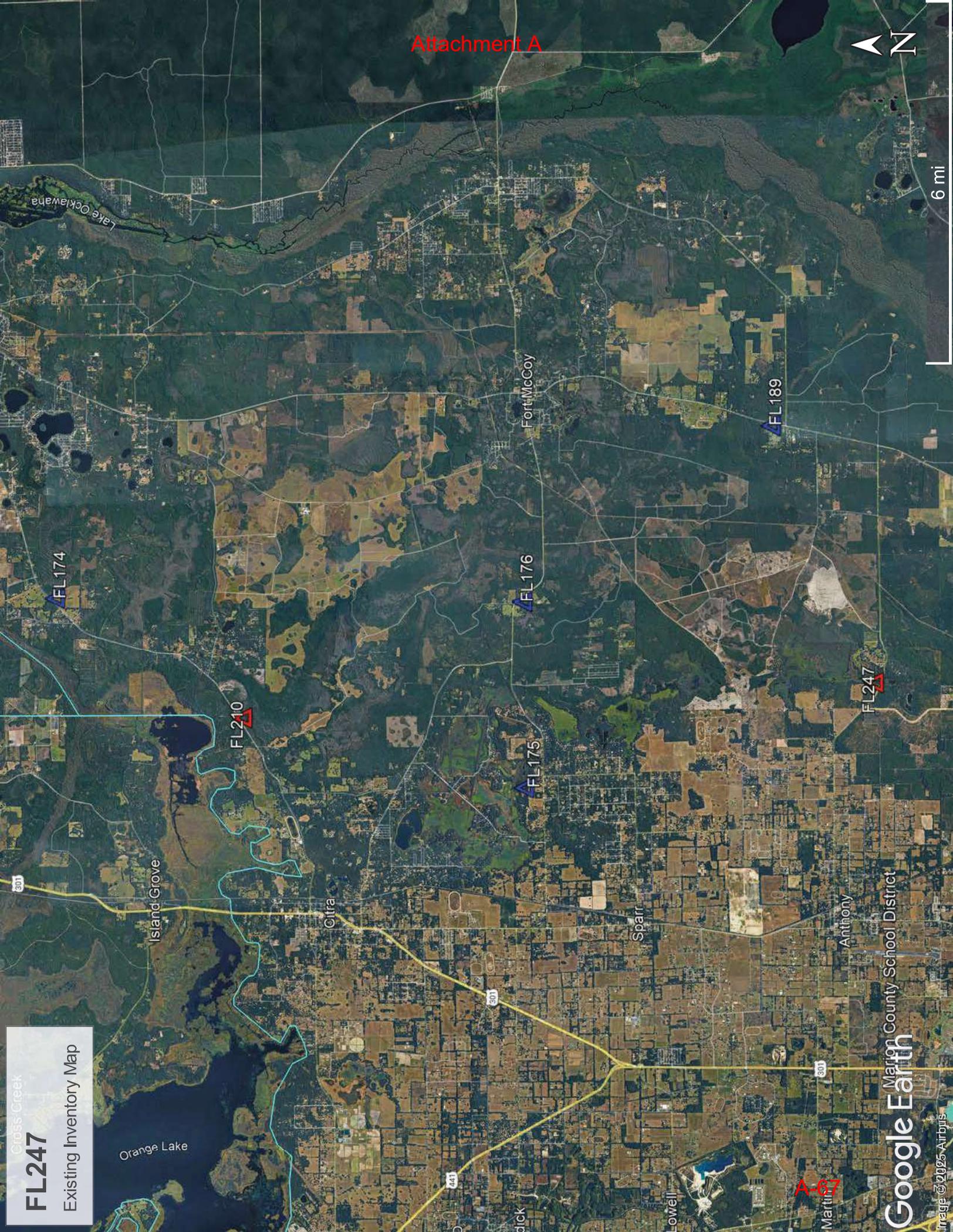
FL175

Fort McCoy

FL189

FL247

A-67





6 mi

FL247 Anthony East

Leeward Air Ranch Airport-FD04

Ocala International Airport

Legend

-  FL247 Anthony East
-  Leeward Air Ranch Airport-FD04
-  Ocala International Airport



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