Attachment A

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	Gulfstream Towers Holding Company, LLC
Property owner name (please print)	**Applicant or agent name (please print)**
5251 NE 97th Street Road	127 W. Fairbanks Avenue, #469
Mailing address	**Mailing address**
Anthony, FL 32617	Winter Park, FL 32789
City, state, zip code	**City, state, zip code**
(352) 817-3917	(407) 617-0167
Phone number (please include area code)	**Phone number (please include area code)**
Crawford A. Pasteur	M L Burkhead
Signature Crawford A. Pasteur, President	**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*

GULFSTREAM TOWERS

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

FILED
Apr 12, 2025
Secretary of State
9362945795CC

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	Title	VD
Name	PASTEUR, CRAWFORD A	Name	CARTER, JAMES EIII
Address	5251 NE 97TH STREET ROAD	Address	5795 NE 97TH STREET ROAD
City-State-Zip:	ANTHONY FL 32617	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

Attachment A

(3) 04.50 61.00 .70 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

Return to: Grantee

File No.: 1Q-08-0633

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

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 unremarried 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 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:

D Phillips
Witness Signature

M. Vazoulas
Witness Signature

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

Notary Print Name
My Commission Expires: _____

James E. Carter, III / Diane F. Carter

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

Witness Signature D L Phillips

Witness Signature M. Vazoulas 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 Driver License as identification.

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

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

Witness Signature

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.

NOTARY PUBLIC

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

Martha Varney

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: D L Phillips

Witness Signature

Print Name: M Varney

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.L~~, 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

NOTARY PUBLIC

Printed Name of Notary
My Commission Expires: _____

Seaborn L. Pennington / Katherine Pennington

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

Witness Signature Bethany West

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 D.C.
NOTARY PUBLIC

seal

Bethany West
Notary Print Name
My Commission Expires: N/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

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.

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

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

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

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

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

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.

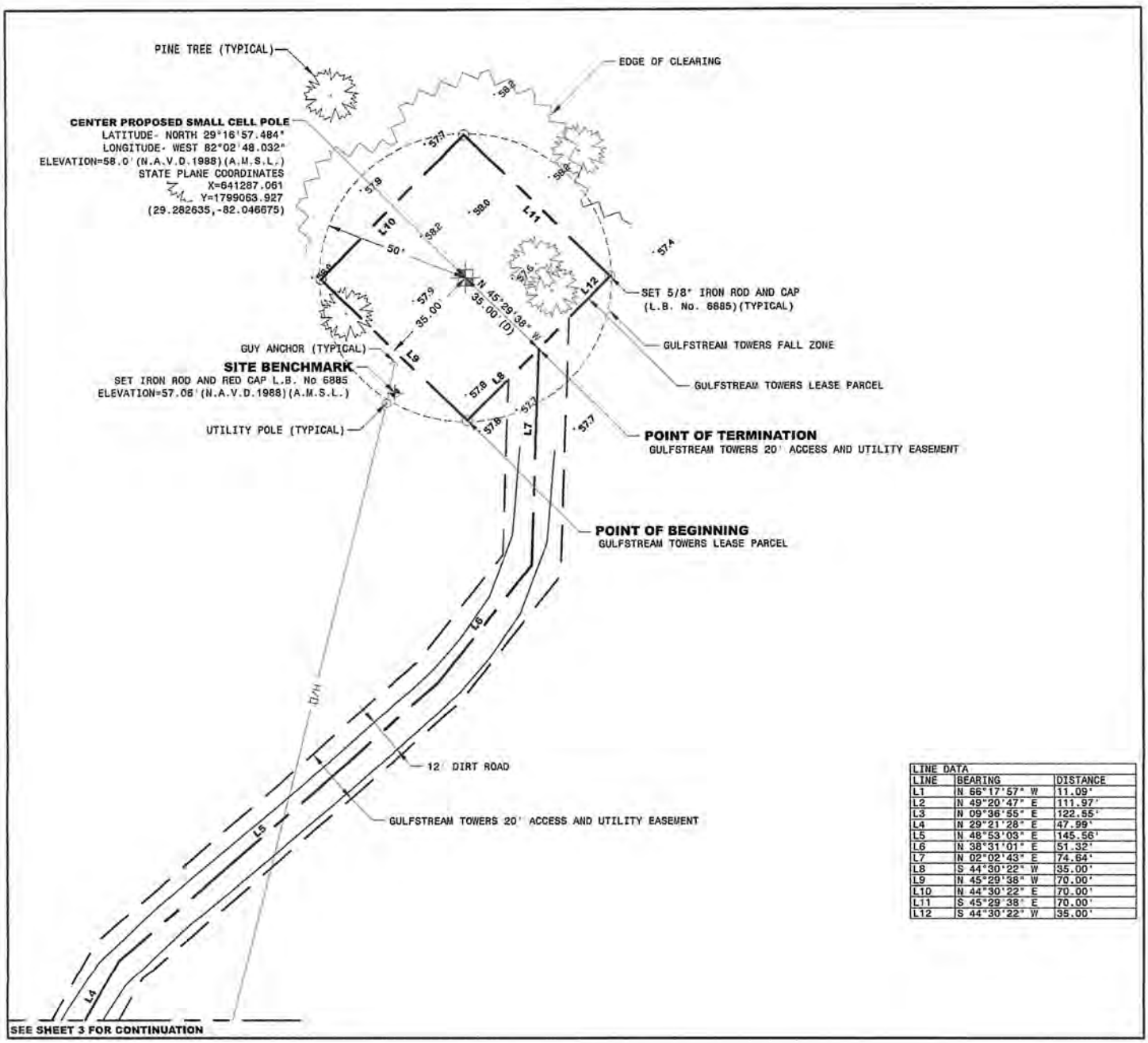
Site Number: FL247
Site Name: Anthony East

EXHIBIT B

(Page 2 of 2)

Description of Site

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



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 66°17'57" W	11.09'
L2	N 49°20'47" E	111.97'
L3	N 09°36'55" E	122.55'
L4	N 29°21'28" E	47.99'
L5	N 48°53'03" E	145.56'
L6	N 38°31'01" E	51.32'
L7	N 02°02'43" E	74.64'
L8	S 44°30'22" W	35.00'
L9	N 45°29'38" W	70.00'
L10	N 44°30'22" E	70.00'
L11	S 45°29'38" E	70.00'
L12	S 44°30'22" W	35.00'

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.

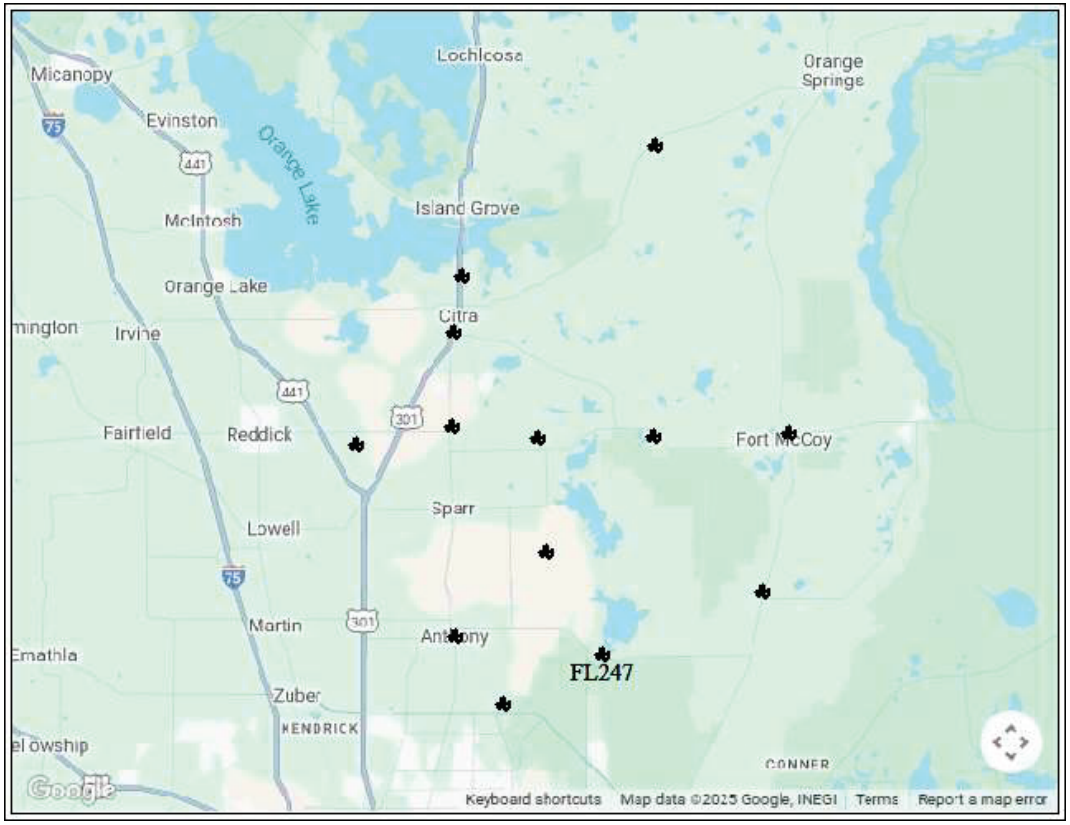
CelPlan
Global Technology Solutions

FL247

Gulfstream Towers

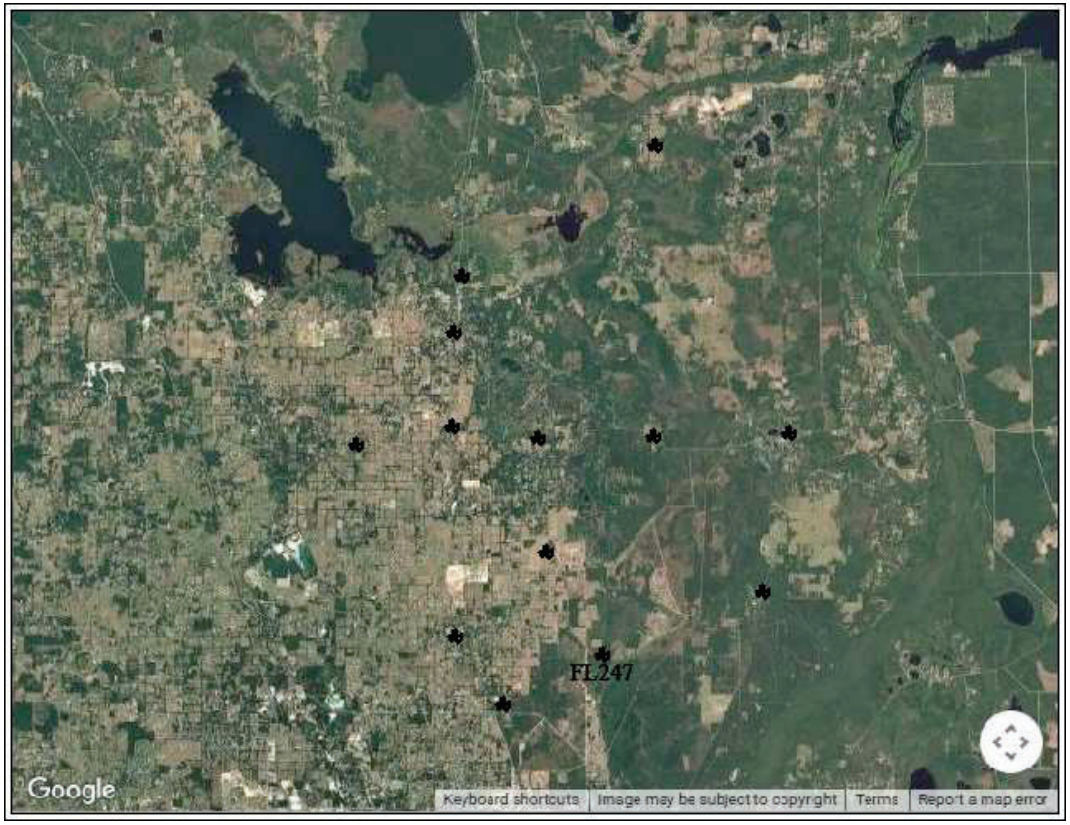
August 12, 2025

Cell Sites



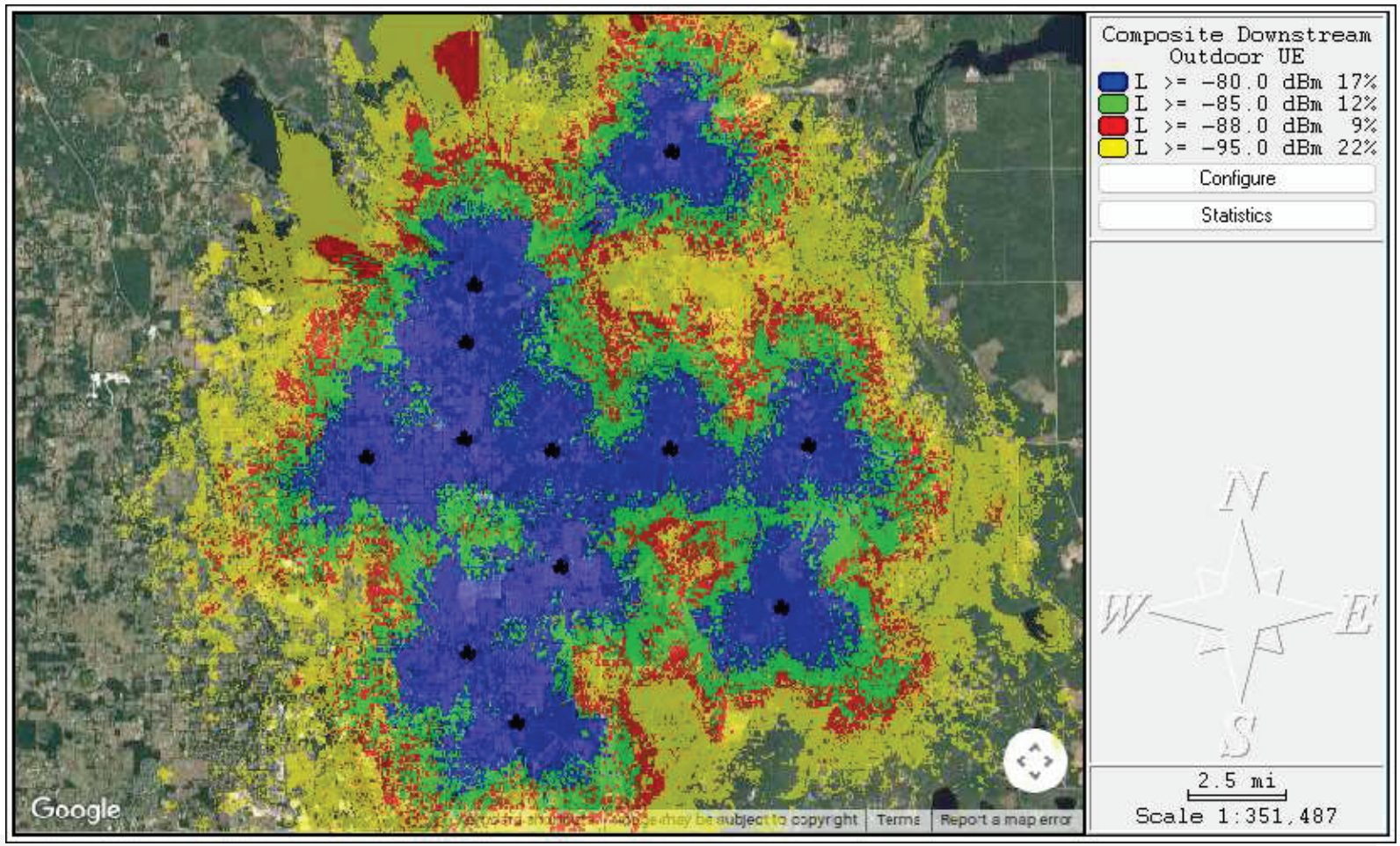
Attachment A

Cell Sites



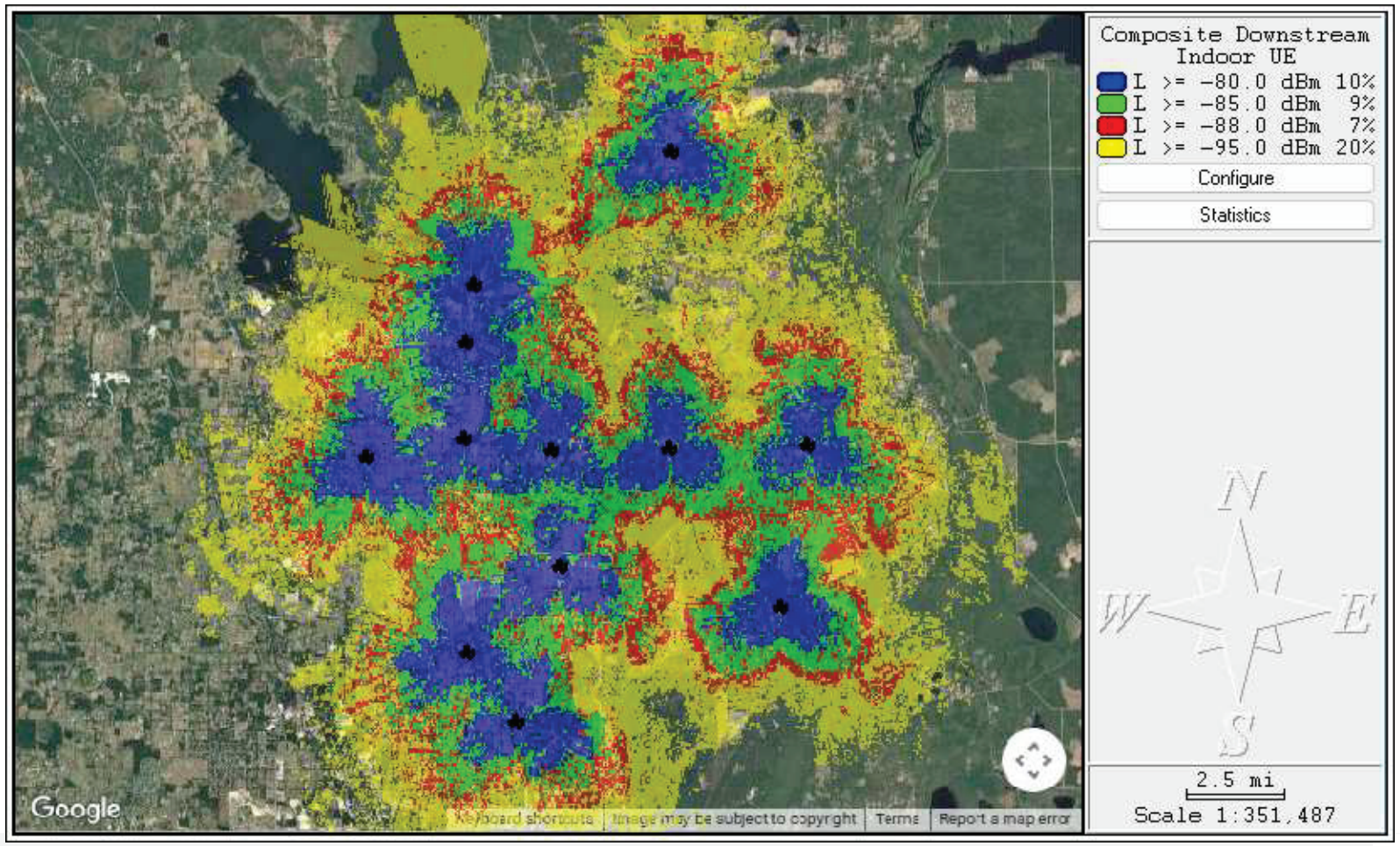
Attachment A

Outdoor Terminal – Existing Sites – 2100 MHz



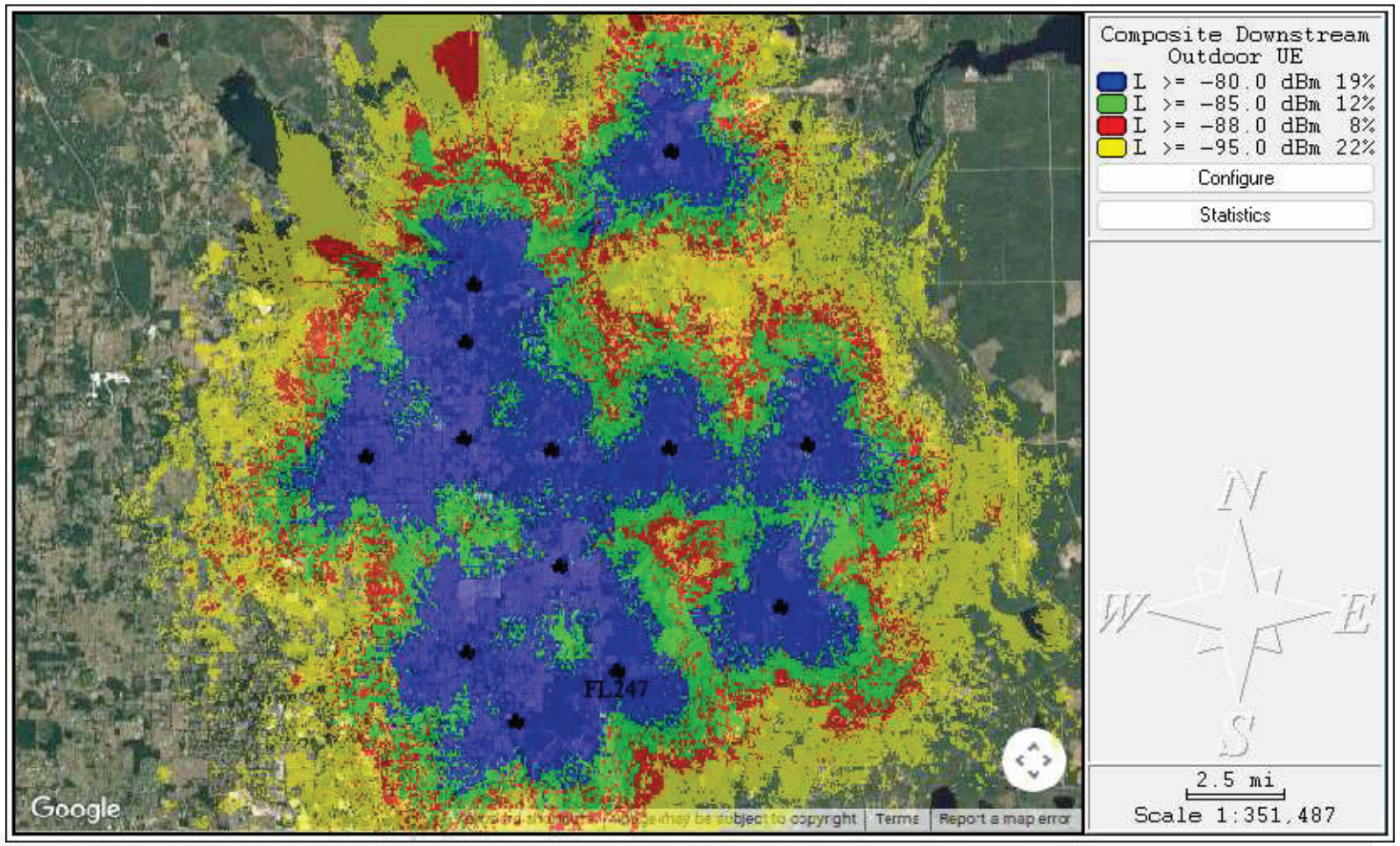
Attachment A

Indoor Terminal – Existing Sites – 2100 MHz



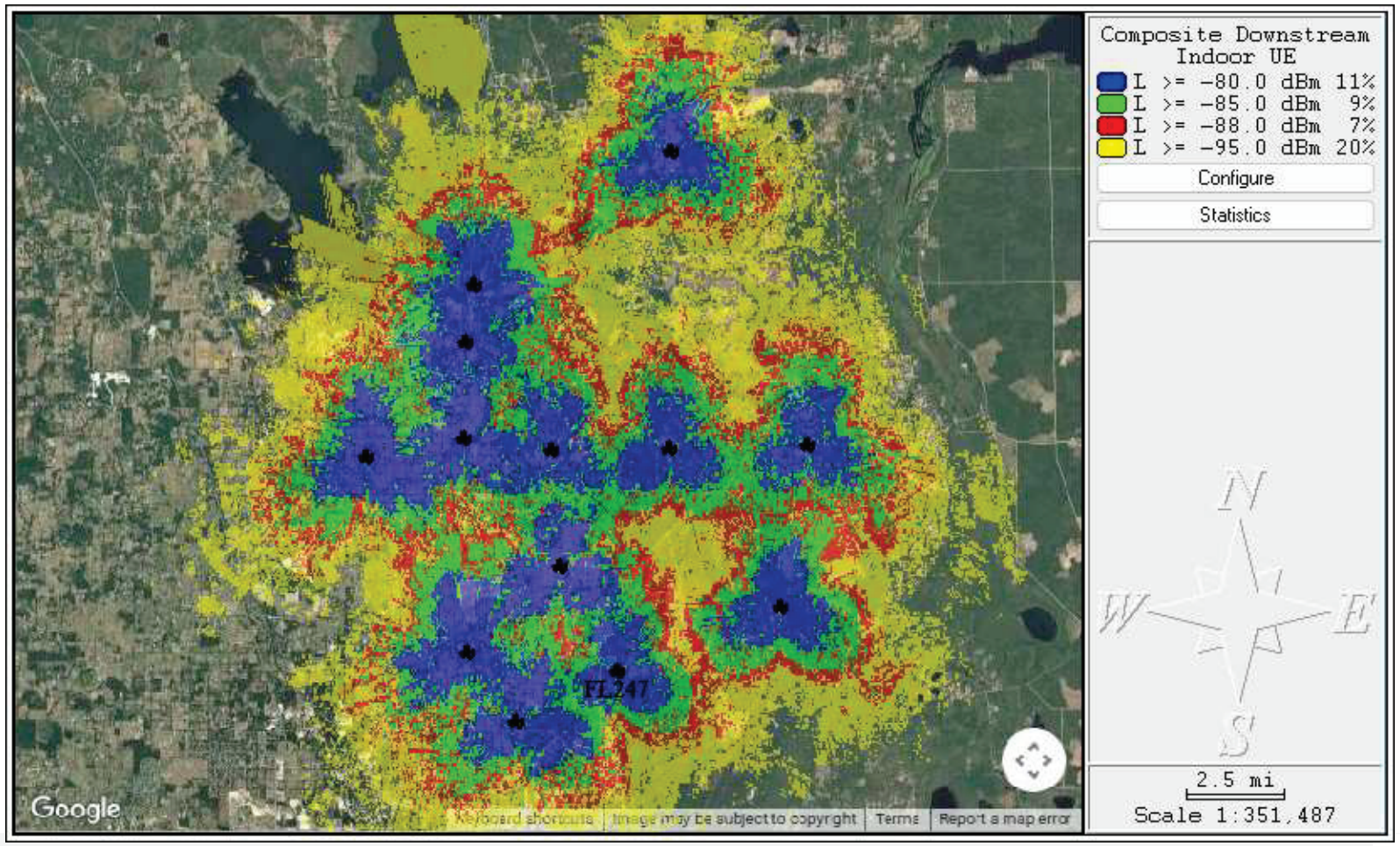
Attachment A

Outdoor Terminal – Existing Sites + FL247 – 2100 MHz



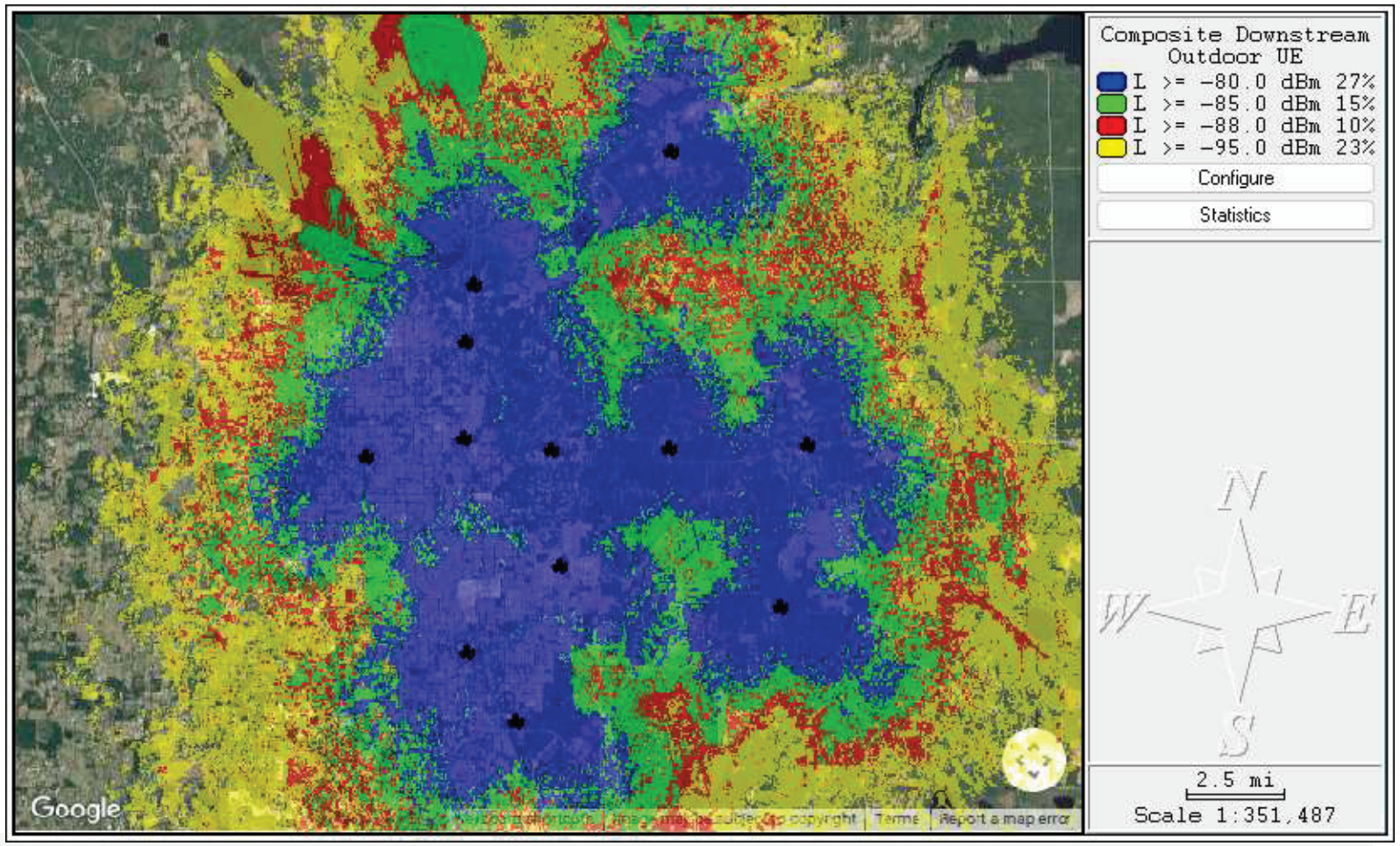
Attachment A

Indoor Terminal – Existing Sites + FL247 – 2100 MHz



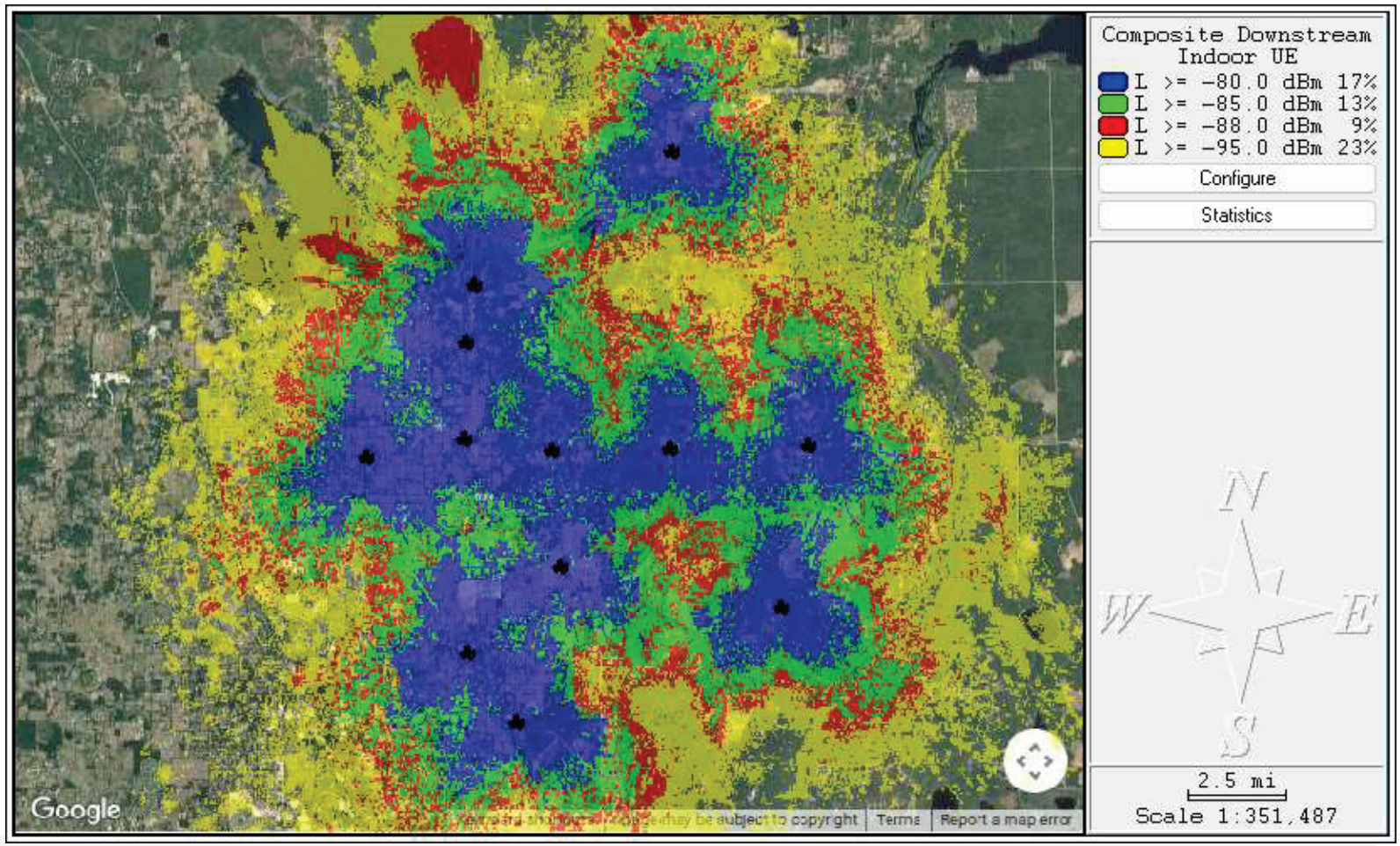
Attachment A

Outdoor Terminal – Existing Sites – 1900 MHz



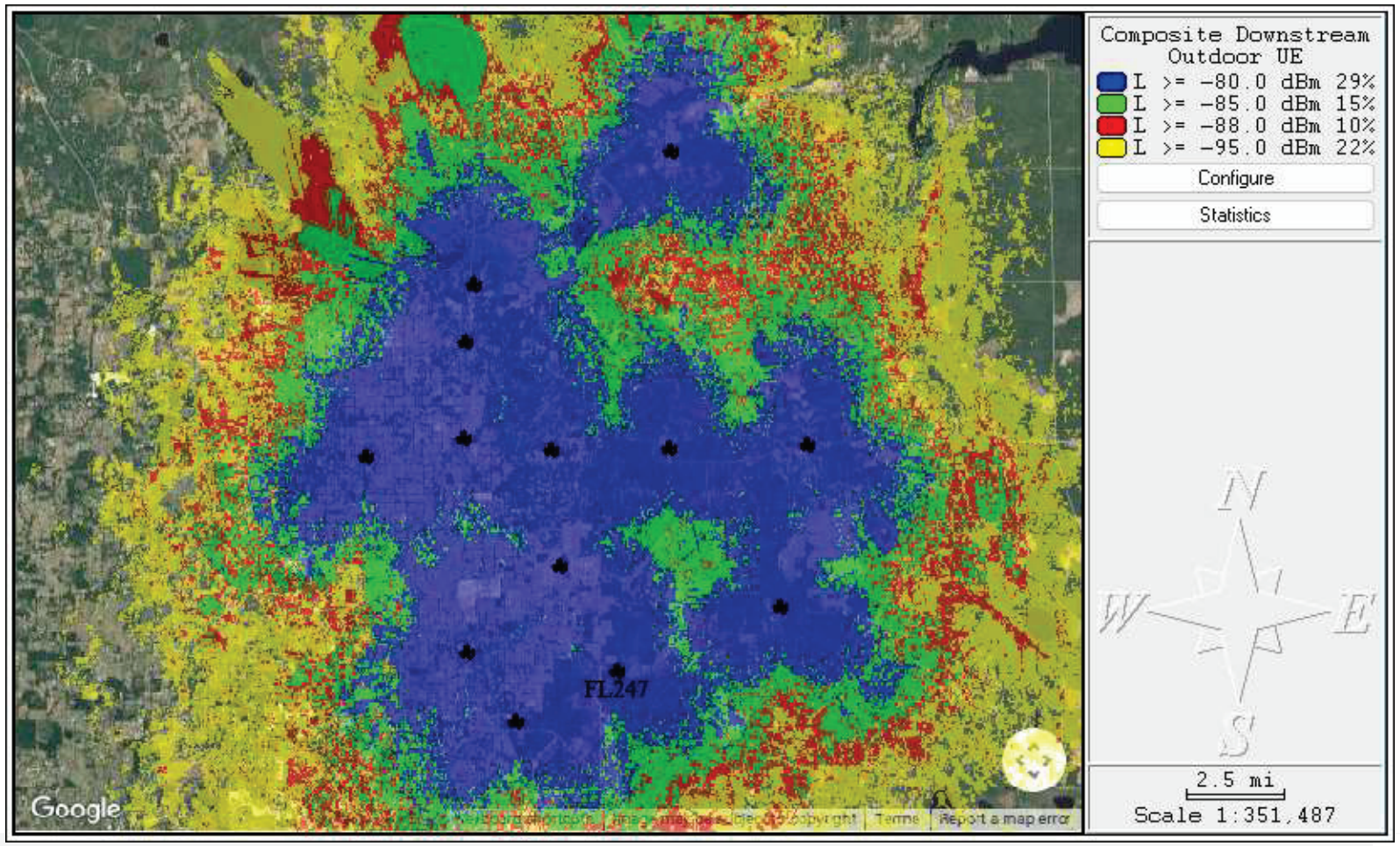
Attachment A

Indoor Terminal – Existing Sites – 1900 MHz



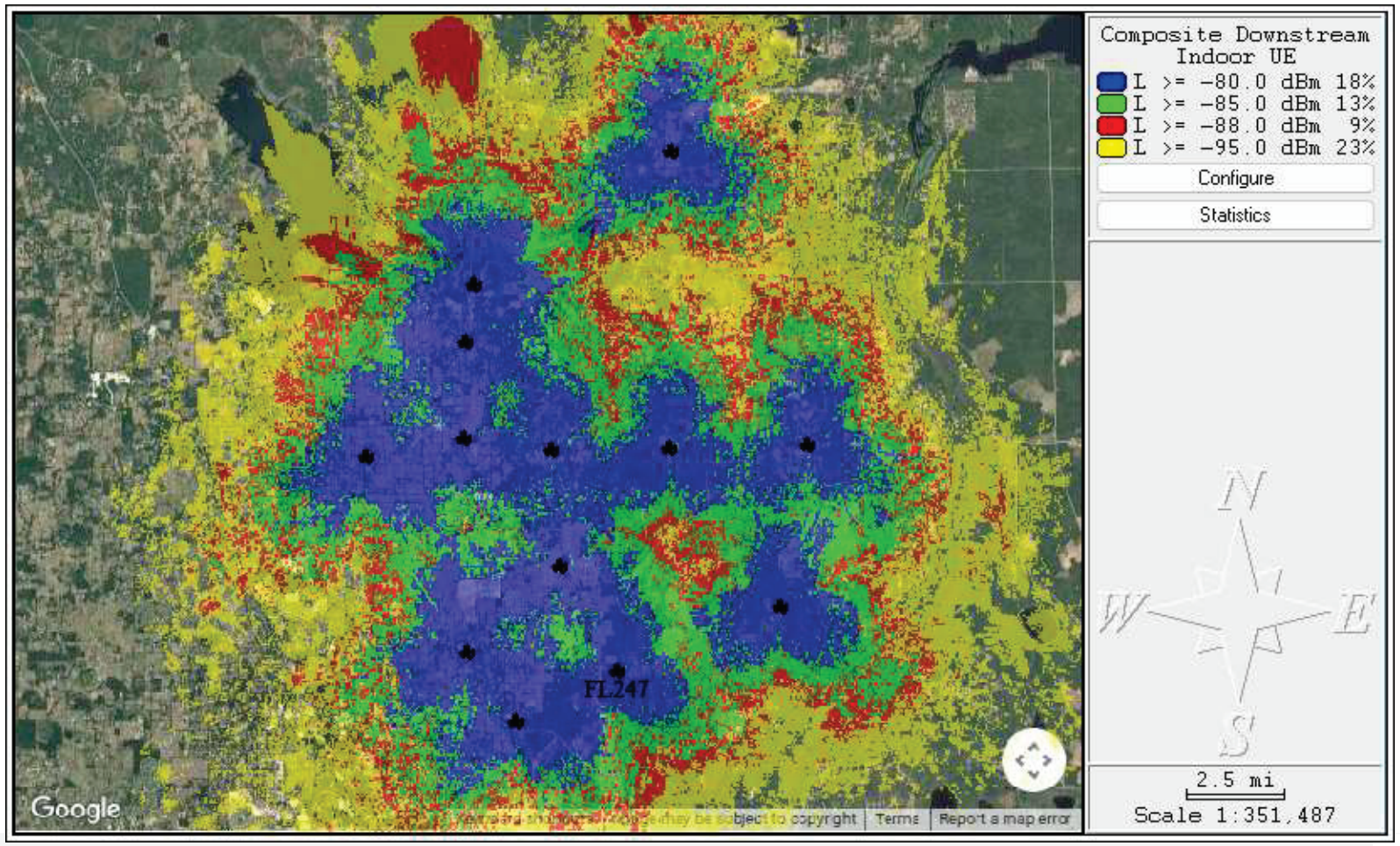
Attachment A

Outdoor Terminal – Existing Sites + FL247 – 1900 MHz



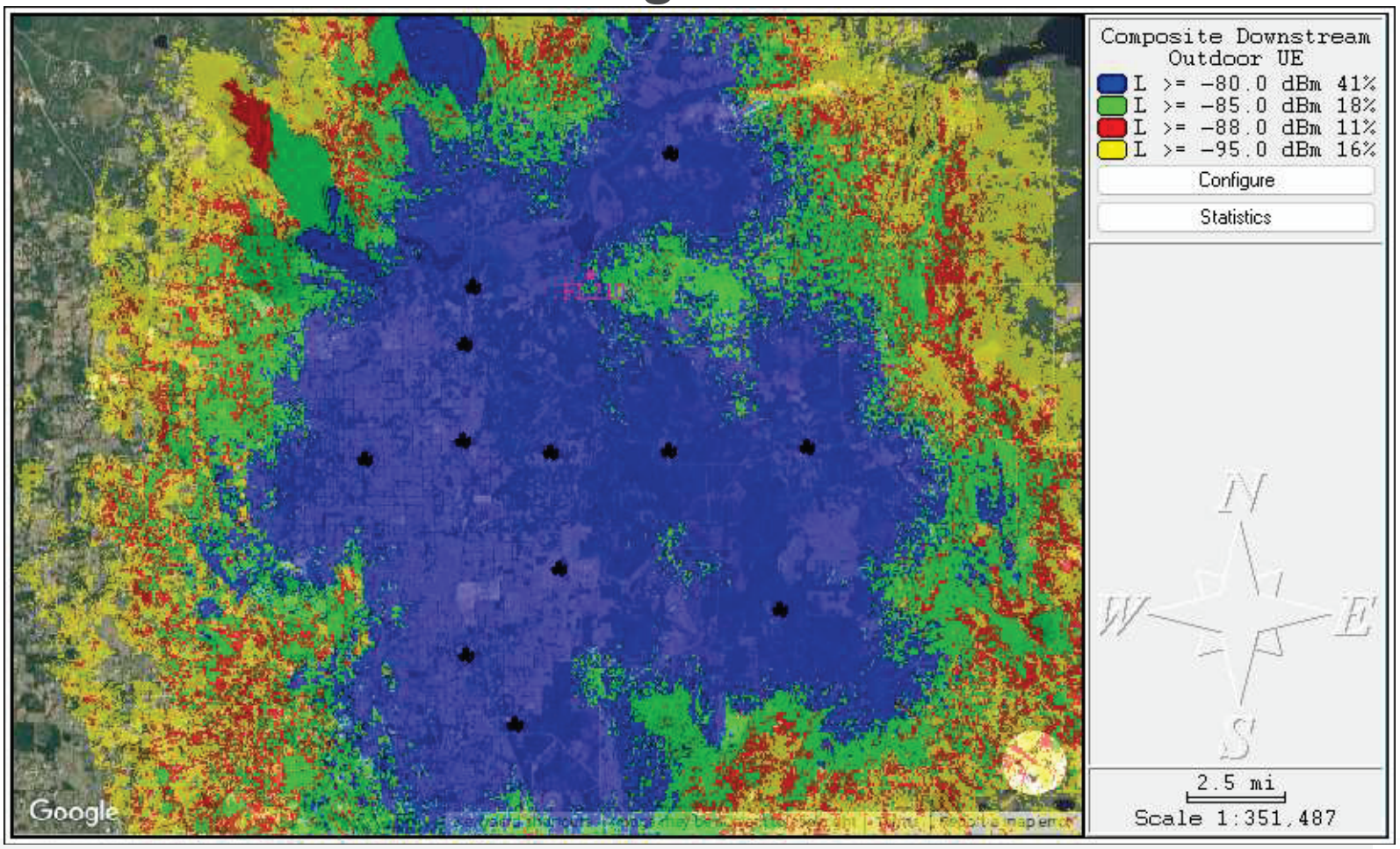
Attachment A

Indoor Terminal – Existing Sites + FL247 – 1900 MHz



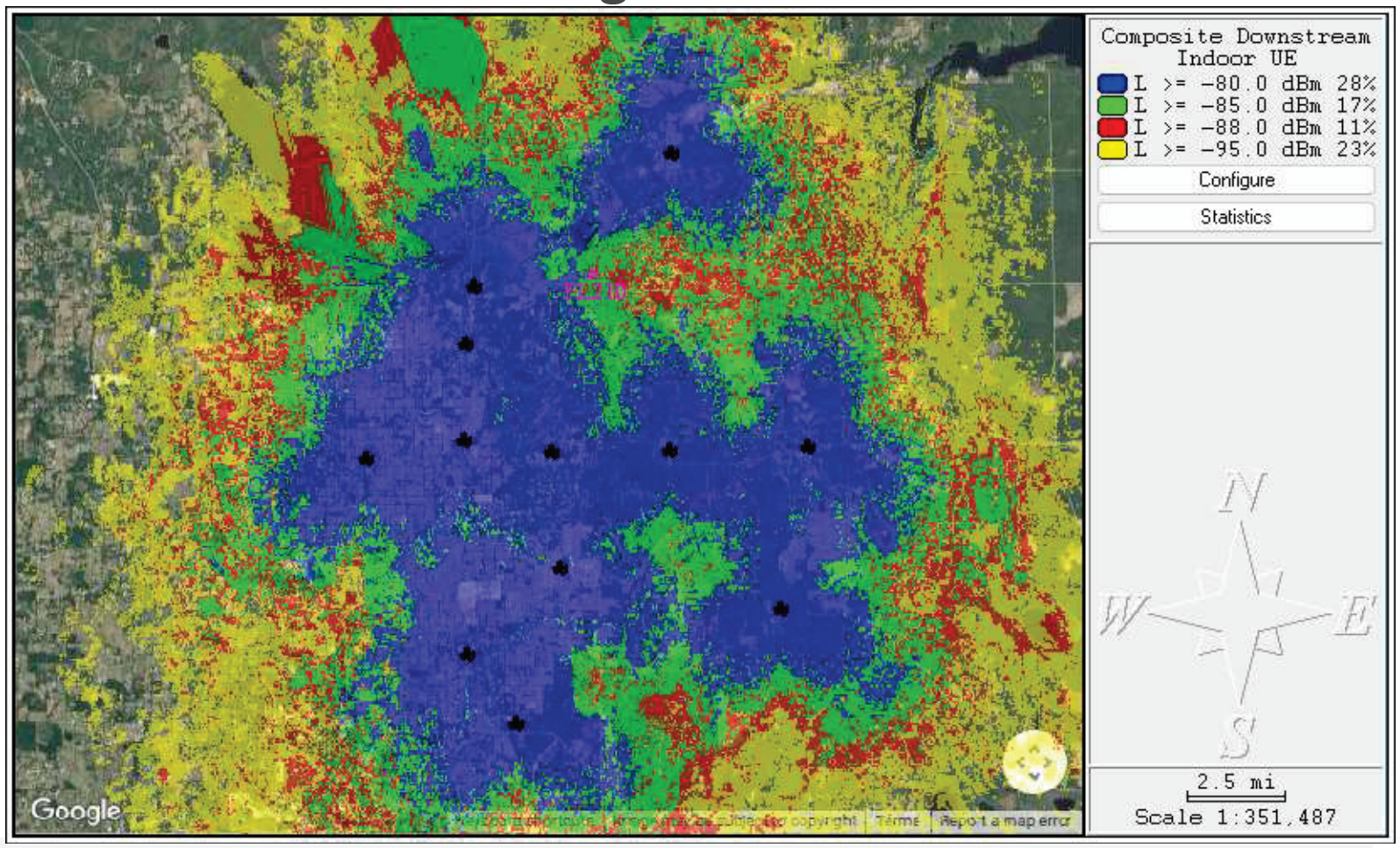
Attachment A

Outdoor Terminal – Existing Sites – 700 MHz



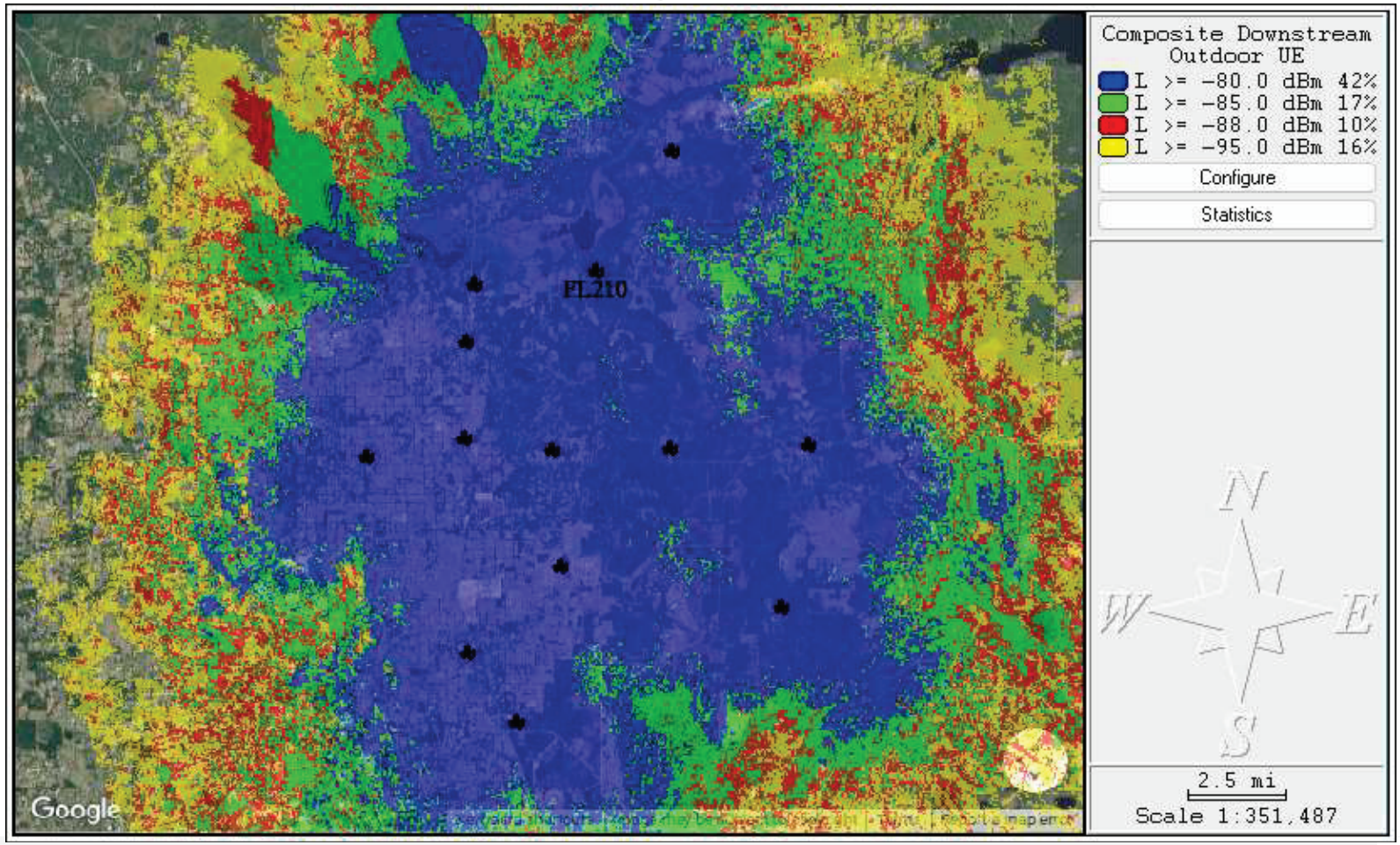
Attachment A

Indoor Terminal – Existing Sites – 700 MHz



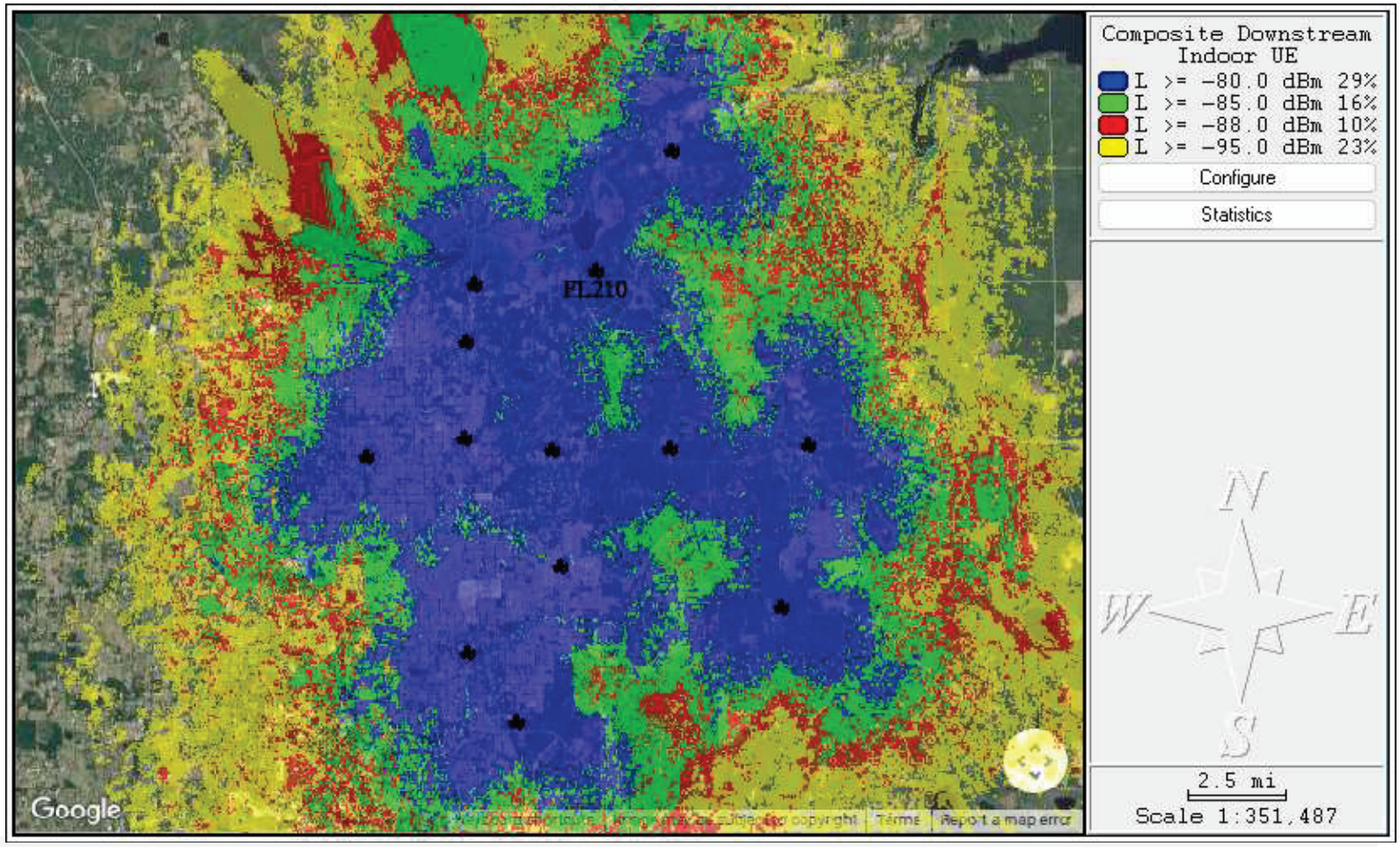
Attachment A

Outdoor Terminal – Existing Sites + FL247 – 700 MHz



Attachment A

Indoor Terminal – Existing Sites + FL247 – 700 MHz



Attachment A

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

Attachment A

Sites Configuration

Source	Nam	Latitude				Longitude				EIRP (dBm)	Antenna Height (ft)	Azimuth
NEW	FL 247	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	FL 175	29	21	56.6	N	82	4	31.2	W	59.4	250	0, 120, 240
Previous Project	FL 176	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

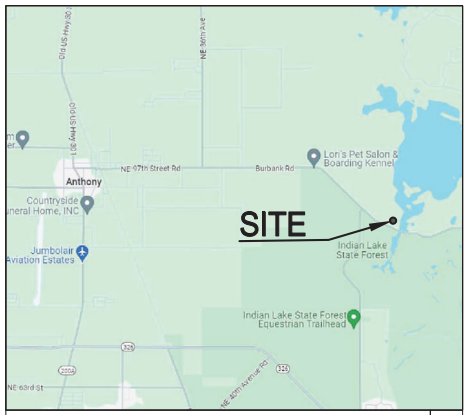
Attachment A

GULFSTREAM TOWERS, LLC

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

FL247 - ANTHONY EAST

97TH STREET ROAD, ANTHONY, FLORIDA 32617
MARION COUNTY
LATITUDE 29°16'57.484"N, LONGITUDE -82°02'48.032"W



VICINITY MAP

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 199' MONOPOLE TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 70'X70' LEASE AREA, OR 4,900 SF.

PROJECT DESCRIPTION

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

1. 8TH EDITION, 2023 FLORIDA BUILDING CODE
2. 2023 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2020
5. 8TH EDITION, 2021 FLORIDA FIRE PROTECTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2020)

CODE COMPLIANCE

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
G-1	GENERAL NOTES	0
A-1	ZONING EXHIBIT	0
C-1	PARENT TRACT DETAIL	0
C-2	ENLARGED SITE PLAN	0
C-3	TOWER ELEVATION	0
C-4	CONSTRUCTION DETAILS	0
C-5	FENCE AND GATE DETAILS	0
C-6	EROSION CONTROL PLAN	0
L-0	TREE DISPOSITION PLAN	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS	0
E-1	ELECTRICAL NOTES AND RISER DIAGRAM FOR TOWER	0
E-2	ELECTRICAL SITE AND GROUNDING PLAN	0
E-3	ELECTRICAL SERVICE PLAN	0
E-4	ELECTRICAL DETAILS	0

SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: JULY 2024

FROM GULFSTREAM TOWERS OFFICE HEAD SOUTH TOWARD FL-426 W/W FAIRBANKS AVE, TURN RIGHT ONTO FL-426 W/W FAIRBANKS AVENUE, TURN LEFT ONTO I-4 W, MERGE INTO I-4 W, CONTINUE ON I-4 W, USE THE RIGHT LANE TO TAKE EXIT 82 FOR FL-408 E TOWARD TITUSVILLE E, MERGE ONTO FL-408 E, KEEP LEFT AT THE FORK TO STAY ON FL-408 E, CONTINUE ON FL-408 E, USE THE RIGHT TWO LANES TO TAKE THE FLORIDA TURNPIKE EXIT TOWARD OCALA, THEN CONTINUE ON FLORIDA'S TURNPIKE. THEN MERGE INTO I-75 N, TAKE EXIT 358 TOWARD FL-326 E, KEEP RIGHT ON THE FORK AND MERGE ONTO FL-326 E. TAKE US-301 N, TURN RIGHT ONTO NW 95TH ST, TURN LEFT ONTO NE21ST AVE/MAIN ST, TAKE FIRST EXIT AT ROUNDABOUT ONTO NE 97TH STREET ROAD, AND THE SITE WILL BE ON YOUR LEFT.

DRIVING DIRECTIONS

APPLICANT

MDCMC NAME: GULFSTREAM TOWERS, LLC.
PROJECT MANAGER: MICHAEL E. BURKHEAD
PHONE: (407) 617-0167

PROPERTY INFORMATION

OWNER: PASTEUR CATTLE CO., INC.
5253 NE 97TH STREET ROAD
ANTHONY, FL 32617

CONTACT: MICHAEL E. BURKHEAD
(407) 617-0167

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

ZONING: A1-GENERAL AGRICULTURE

JURISDICTION: MARION COUNTY

PCN: 15967-000-00

PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
☐ GUY TOWER
☐ SELF SUPPORT TOWER
☒ MONOPOLE
☐ ROOF TOP
☐ OTHER MONOPOLE

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

ELECTRICAL ENGINEER:

JMME ENGINEERING, LLC
4907 NW 43RD STREET, SUITE D
GAINESVILLE, FL 32606
(352) 505-8890

SURVEYOR:

ADVANCED LAND SURVEYING AND MAPPING, INC.
371 BRIGHTWATERS DRIVE
COCOA BEACH, FL 32931

PROJECT TEAM

DESIGN:
8TH EDITION, 2023 FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-22)
ULTIMATE WIND SPEED = 130 MPH
NOMINAL WIND SPEED = 100 MPH
RISK CATEGORY II
WIND EXPOSURE = C

A-42

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:
THOMAS M.J. O'SHEA LICENSE No. 98977 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Thomas O'Shea
DN: cn=Thomas O'Shea, c=US, o=KIMLEY-HORN AND ASSOCIATES, email=tommy.oshea@kimley-horn.com
Reason: This item has been electronically signed and sealed by Thomas M.J. O'Shea P.E. on the date shown on this digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2024.07.31 13:03:20 -04'00'

PLANS PREPARED BY:
Kimley»Horn

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

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

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
COVER SHEET

SHEET NUMBER: T-1 REVISION:

KHA Job #: 140601033

Attachment A

INTENT

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE GULFSTREAM TOWERS SITE.

B. 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, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.

C. 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.

D. THE PURPOSE OF THE SPECIFICATIONS IS TO SUPPLEMENT THE INTENT OF THE DRAWINGS AND TO DESIGNATE A PROCEDURE, TYPE OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED BY GULFSTREAM TOWERS, WITHOUT A CHANGE ORDER.

CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE GULFSTREAM TOWERS CONSTRUCTION PROJECT MANAGER (CPM) FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.

B. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING ABOUT WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

CONTRACTS AND WARRANTIES

A. EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUIDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE SAID JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

STORAGE:

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

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

PROTECTION:

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

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

REPAIRS AND REPLACEMENTS:

A. IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AND AT NO ADDITIONAL COST TO GULFSTREAM TOWERS AND/OR BUILDING OWNER.

TEMPORARY FACILITIES:

A. WATER:
WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

B. LIGHT AND POWER:
LIGHT AND POWER ARE AVAILABLE ON SITE.

C. TELEPHONE:
EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.

D. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FURNISHED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

CLEAN UP:

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

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.
1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.
1. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.
2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

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

CHANGE ORDER PROCEDURE:

A. CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE CPM SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE CPM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES TO THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE CPM, SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RELATED DOCUMENTS AND COORDINATION:

A. GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SHOP DRAWINGS:

A. CONTRACTORS TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS THROUGH THE GENERAL CONTRACTOR TO THE CPM, FOR REVIEW.

B. ALL SHOP DRAWINGS TO BE REVIEWED, CHECKED, CORRECTED, STAMPED AND SIGNED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE CPM.

PRODUCTS AND SUBSTITUTIONS:

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHALL PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS, AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE CPM, SUBMIT ACTUAL SAMPLES TO THE CPM FOR APPROVAL IN LIEU OF CUT SHEETS.

COMPLIANCE

A. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME OF WHICH ARE LISTED BELOW), ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE GULFSTREAM TOWERS WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED) AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE 8TH EDITION, 2023 FLORIDA BUILDING CODE, AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT, AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE CPM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

REFERENCE TO ANY STANDARD OR CODE OF PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE CPM.

PERMITS AND LICENSES

A. THE SITE ACQUISITION SPECIALIST SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO CPM. APPROVALS FROM RELEVANT PLANNING BOARDS, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEES WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE SITE ACQUISITION SPECIALIST PRIOR TO THE APPLICATION FOR CONSTRUCTION PERMITS.

FAA APPROVAL WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE CPM PRIOR TO THE COMMENCEMENT OF WORK.

B. PRIOR TO COMMENCING THE WORK, THE CPM SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES TO THE PROJECT. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE DESIGNATED ELECTRICIAN, LOCAL TELEPHONE COMPANY, CARPENTRY FOREMAN (IF SUBCONTRACTED), A REPRESENTATIVE FROM THE LOCAL SPECIFIED WAREHOUSE AND CPM OR HIS DESIGNATED REPRESENTATIVE.

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION AND INSTRUCTION AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE.

D. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE OR A PAGER.

E. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNS, AND THE LIKE IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

F. PROVIDE DAILY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO CPM.

G. COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.

H. COORDINATION WITH PUBLIC UTILITY AUTHORITIES

THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES THE WORKS THEY ARE TO BE CARRIED OUT. HE SHALL CONDUCT HIS OPERATIONS SO AS TO NOT INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES, INSTALLING SERVICES ON THE SITE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES AND STRUCTURES DURING CONSTRUCTION OF THIS SITE.

I. INSPECTIONS

THE CONTRACTOR SHALL NOTIFY THE CPM AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS. INSPECTIONS THAT WILL BE REQUIRED BY THE CPM OR OTHER DESIGNATED GULFSTREAM TOWERS REPRESENTATIVE ARE:

1. INSPECTION OF GROUNDING SYSTEM
2. PRACTICAL COMPLETION

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH GULFSTREAM TOWERS'S' DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

J. ENVIRONMENTAL PROTECTION

NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUB-CONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE BUILDING OWNER. THE CPM MAY DIRECT THAT WORK CEASE UNTIL SUCH TIME AS ANY PARTICULAR DUST NUISANCE IS CONTROLLED TO THE SATISFACTION OF THE CPM, LOCAL AUTHORITIES, AND BUILDING OWNERS.

K. REINSTATEMENT

ANY PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES, DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS.

L. AS-BUILTS DRAWINGS

THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS. THE FORM OF MARKED UP CONSTRUCTION PLANS SHALL BE STANDARD ACCEPTABLE TO THE GULFSTREAM TOWERS. SUCH DRAWINGS SHALL BE SUBMITTED TO GULFSTREAM TOWERS WITHIN TWO WEEKS FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

M. PRACTICAL COMPLETION

THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO GULFSTREAM TOWERS PRIOR TO THE DATE OF PRACTICAL COMPLETION:

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

INSURANCE AND BONDS:

A. EACH CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE CPM.

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

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

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

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: G-1 REVISION:

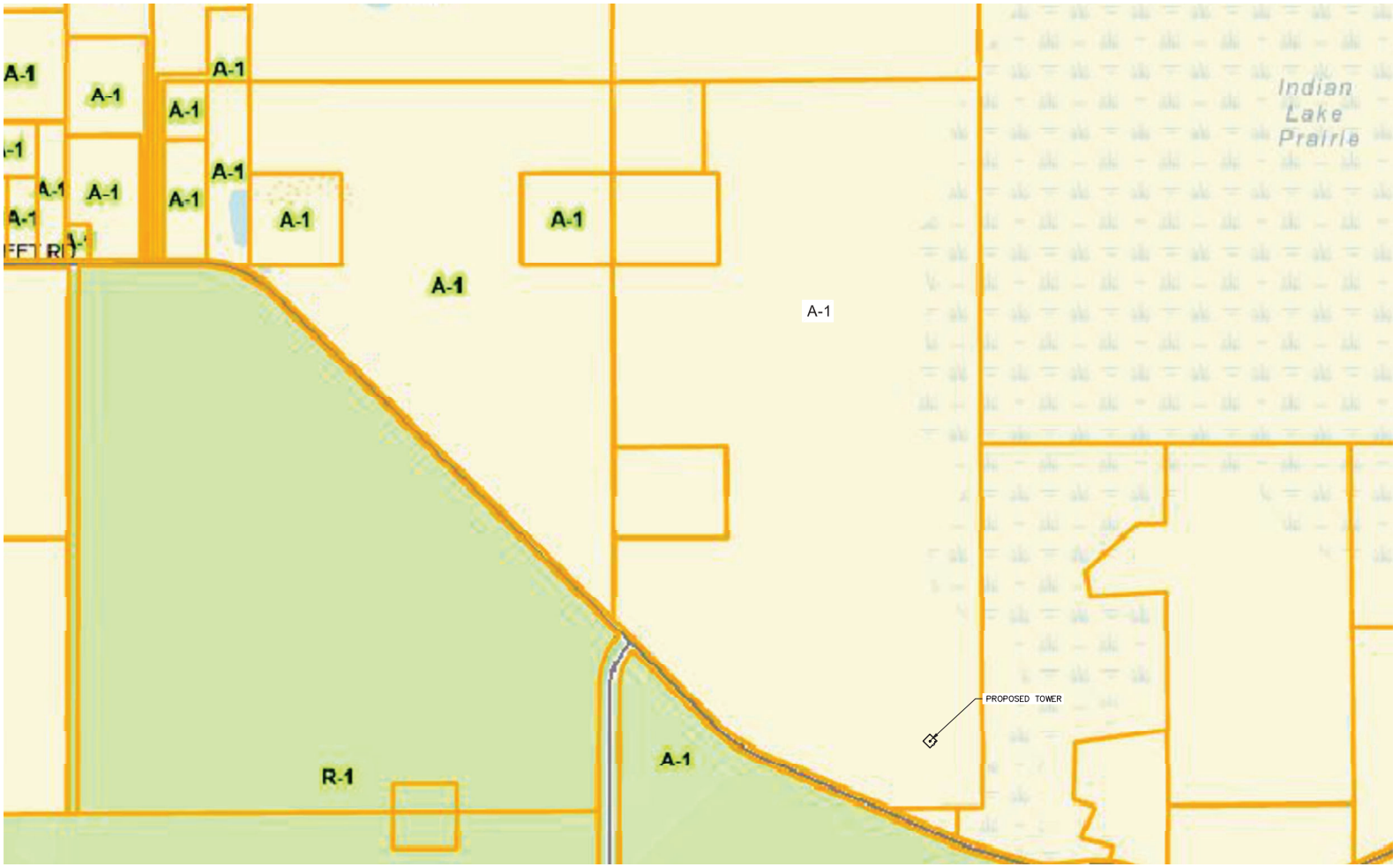
KHA Job #: 140601033

Attachment A

A-43

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\140601000 - Gulfstream Towers\140601033-FL247 Anthony East\CAD\FL247 CIVIL.dwg G-1 Jul 25, 2024 2:02pm by gary.daniel

Attachment A



ZONING EXHIBIT
N.T.S.

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

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\140601000 – Gulfstream Towers\140601033-FL247 Anthony East\CAD\FL247 CIVIL.dwg A-1 Jul 25, 2024 2:02pm by gary.daniel

GULFSTREAM TOWERS
127 W. FAIRBANKS AVENUE,
BOX #469
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A-1

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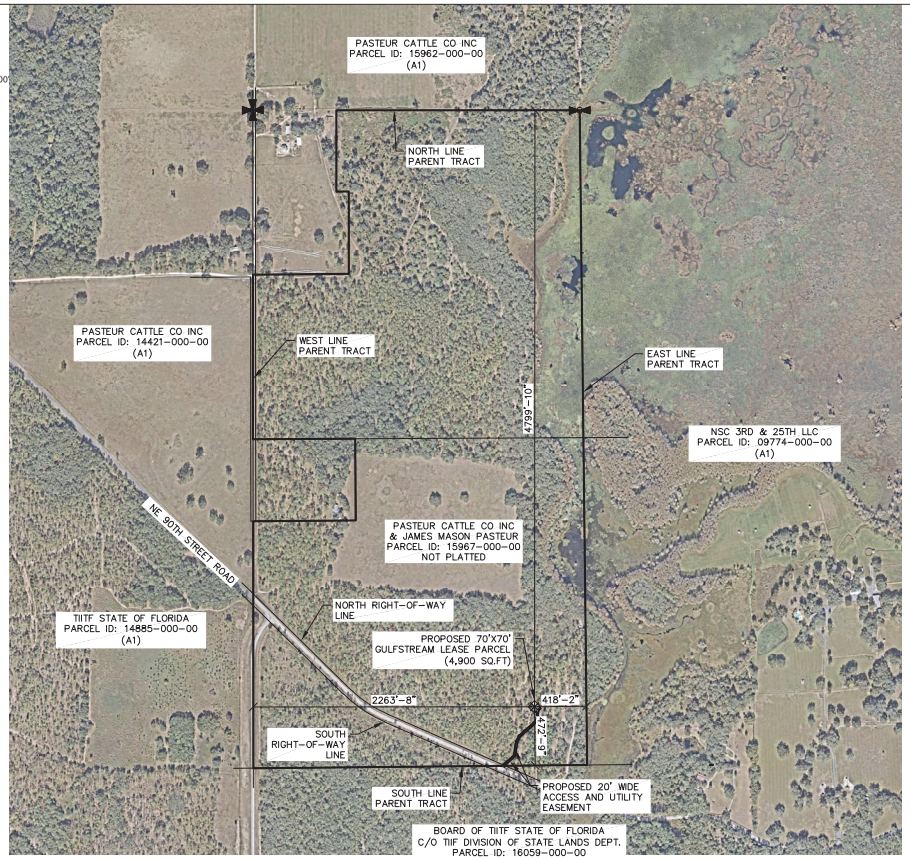
DRAWN BY:	CHK.:	APV.:
VS	GD	TO

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
ZONING EXHIBIT

SHEET NUMBER: A-1
REVISION:

KHA Job #:
140601033



PARENT TRACT DETAIL

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA
COMMITMENT FOR TITLE INSURANCE NUMBER 01-23048984-01T
DATED DECEMBER 4, 2023 SCHEDULE B - II

9 EASEMENT AND RIGHT OF WAY AGREEMENT, BY AND BETWEEN PASTEUR CATTLE CO., INC., J. MASON PASTEUR A/K/A JAMES MASON PASTEUR, GEORGE D. PASTEUR, III AND MARILYN PASTEUR, SEABORN L. PENNINGTON AND KATHERINE PENNINGTON, JAMES E CARTER, III AND DIANE F. CARTER, AND PASTEUR CATTLE CO., INC., J. MASON PASTEUR A/K/A JAMES MASON PASTEUR, GEORGE D. PASTEUR, III, CRAWFORD A. PASTEUR AND GEORGIA H. PASTEUR, SEABORN L. PENNINGTON AND KATHERINE 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

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 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 4900 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS 20' ACCESS AND UTILITY EASEMENT

A 20 FEET 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 00°20'00" WEST, 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 11081 SQUARE FEET, MORE OR LESS.

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 199' MONOPOLE TOWER COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE 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 199' MONOPOLE TOWER)
LAT: 29°16'57.484" N (NAD 83/2011)
LONG: 82°02'48.032" W (NAD 83/2011)
ELEVATION: 58.0'± 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

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES 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

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

IMPERVIOUS COVERAGE

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

TOWER SETBACK TABLE

PARENT LINE	DISTANCE TO TOWER CENTER
NORTH	4,800'±
EAST	418'±
SOUTH	473'±
WEST	2,264'±

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120160	0345	D	08/28/2008	X	N/A

GULFSTREAM TOWERS
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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

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

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
PARENT TRACT DETAIL

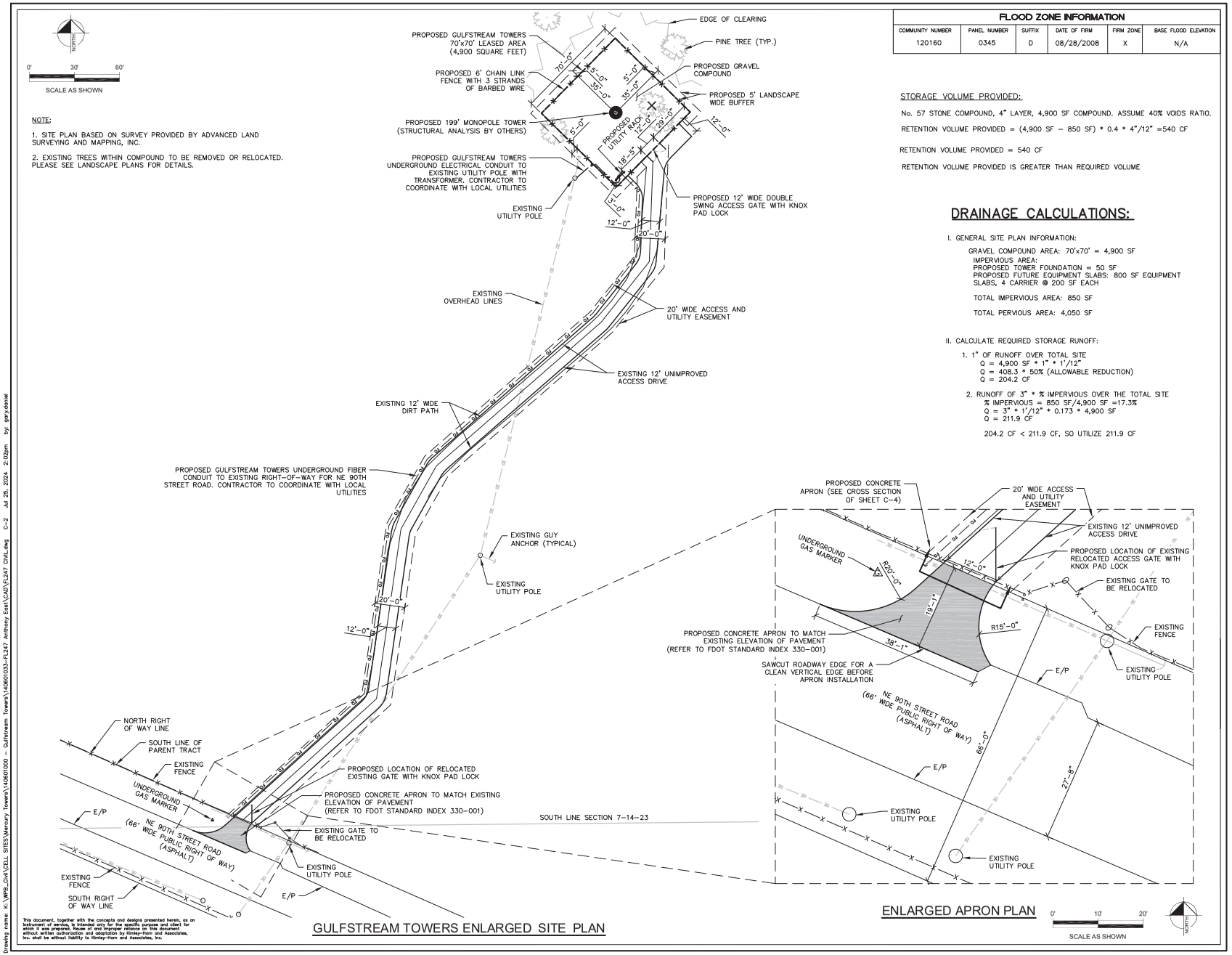
SHEET NUMBER: C-1 REVISION:

KHA Job #: 140601033

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\140601000 - Gulfstream Towers\140601033-FL247 Anthony East\CAD\FL247 CIVIL.dwg C-1 Jul 25, 2024 2:02pm by gary.daniel

A-45

Attachment A



FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120160	0345	D	08/28/2008	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

RETENTION VOLUME PROVIDED IS GREATER THAN REQUIRED VOLUME

DRAINAGE CALCULATIONS:

I. GENERAL SITE PLAN INFORMATION:

GRAVEL COMPOUND AREA: 70'x70' = 4,900 SF

IMPERVIOUS AREA:
PROPOSED TOWER FOUNDATION = 50 SF
PROPOSED FUTURE EQUIPMENT SLABS: 800 SF EQUIPMENT SLABS, 4 CARRIER @ 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" * 1'/12"
Q = 408.3 * 50% (ALLOWABLE REDUCTION)
Q = 204.2 CF

2. RUNOFF OF 3" * % IMPERVIOUS OVER THE TOTAL SITE
% IMPERVIOUS = 850 SF/4,900 SF =17.3%
Q = 3" * 1'/12" * 0.173 * 4,900 SF
Q = 211.9 CF

204.2 CF < 211.9 CF, SO UTILIZE 211.9 CF

GULFSTREAM TOWERS
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FBPE REGISTRY NO. 35106

PROVIDER:

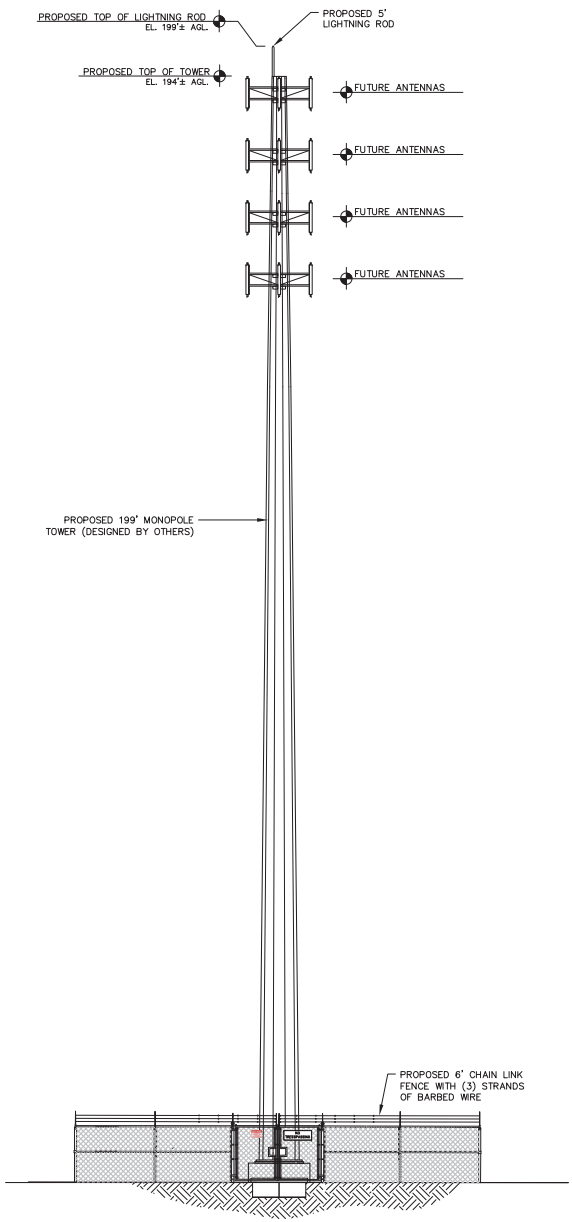
DRAWN BY:	CHK.:	APV.:
VS	GD	TO

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: C-2 REVISION:

KHA Job #: 140601033



TOWER ELEVATION
N.T.S.

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).

GULFSTREAM
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LICENSURE:

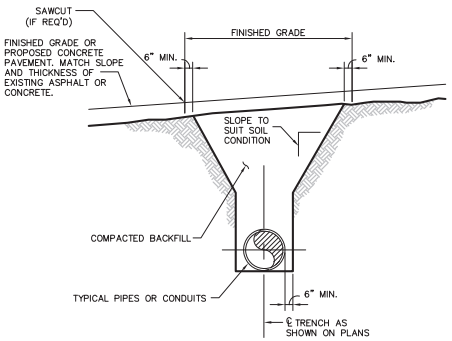
KEVIN K. MARAJH	PE 71455
THOMAS M.J. O'SHEA	PE 96977

SHEET TITLE:

TOWER ELEVATION

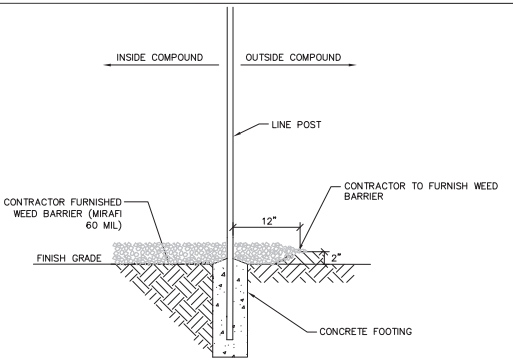
SHEET NUMBER: C-3 REVISION:

KHA Job #: 140601033



TYPICAL TRENCH DETAIL

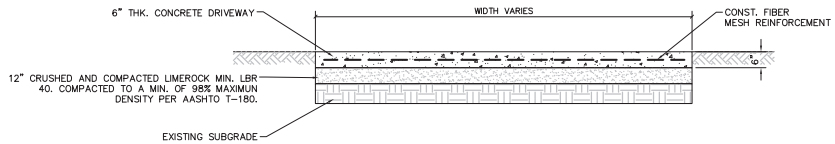
N.T.S.



FENCE/GRAVEL DETAIL

N.T.S.

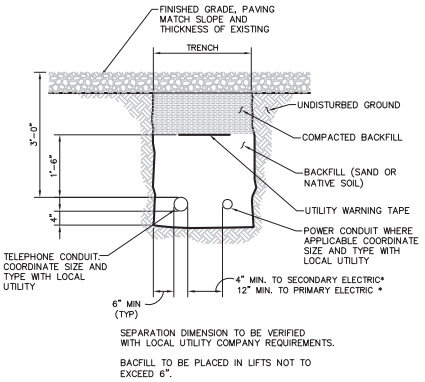
NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



CONCRETE APRON CROSS SECTION

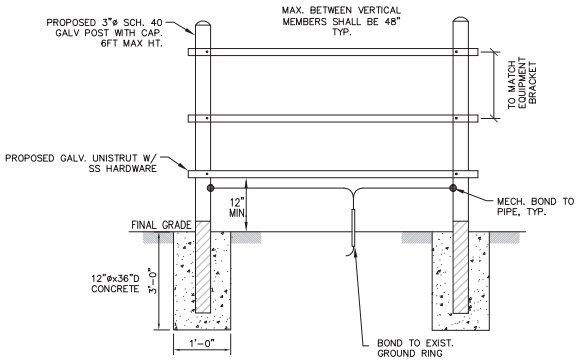
N.T.S

NOTES:
1) CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 3000 PSI REINFORCED WITH FIBER MESH.
2) CONTRACTION JOINTS SHALL BE ¼ INCH WIDE AND SAW-CUT OR TOOLED.
3) CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
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 ½ INCH WIDE (WITH ½ INCH PREMOLDED JOINT MATERIAL) AND SHALL BE FULL DEPTH OF THE PAVEMENT.
6) JOINT MATERIAL SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 932, LATEST EDITION.



JOINT SERVICE TRENCH BURIED CONDUIT ELECT/TELEPHONE

N.T.S.



H-FRAME DETAIL

N.T.S.

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LICENSURE:

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

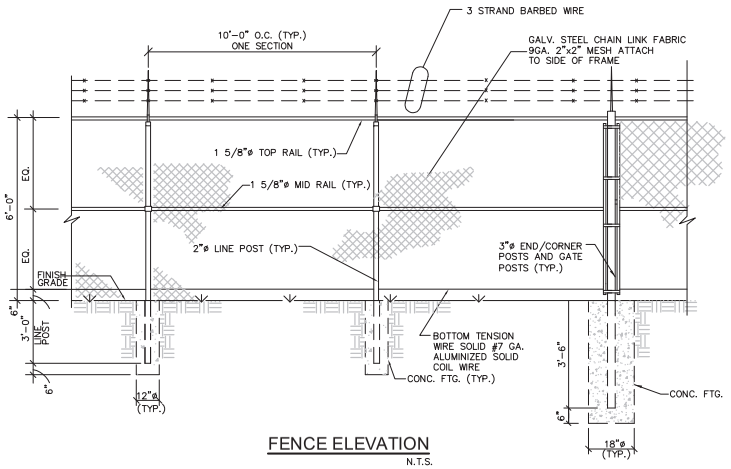
SHEET TITLE:

CONSTRUCTION DETAILS

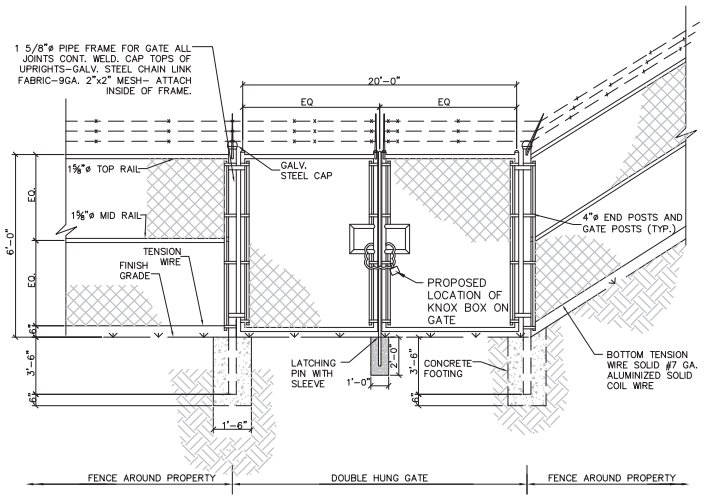
SHEET NUMBER:	REVISION:
C-4	

KHA Job #:

140601033



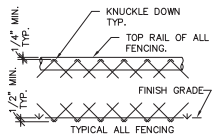
FENCE ELEVATION
N.T.S.



12' GATE ELEVATION
N.T.S.

FENCING NOTES:

1. – ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
2. – ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
3. – "NO TRESPASSING" SIGNS MUST BE ATTACHED TO FENCE. SIGN NOT TO EXCEED 1 SF IN AREA.
4. – ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
5. – GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
6. – SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
7. – CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
8. – USE ONLY A HEAVY DUTY LATCH ON GATE.
9. – CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
10. – ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

KNUCKLED DOWN DETAIL
N.T.S.

18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON ACCESS ROAD GATE IF APPLICABLE

12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON COMPOUND GATE

SIGN DETAIL
N.T.S.

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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 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
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FBPE REGISTRY NO. 35106

PROVIDER:

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

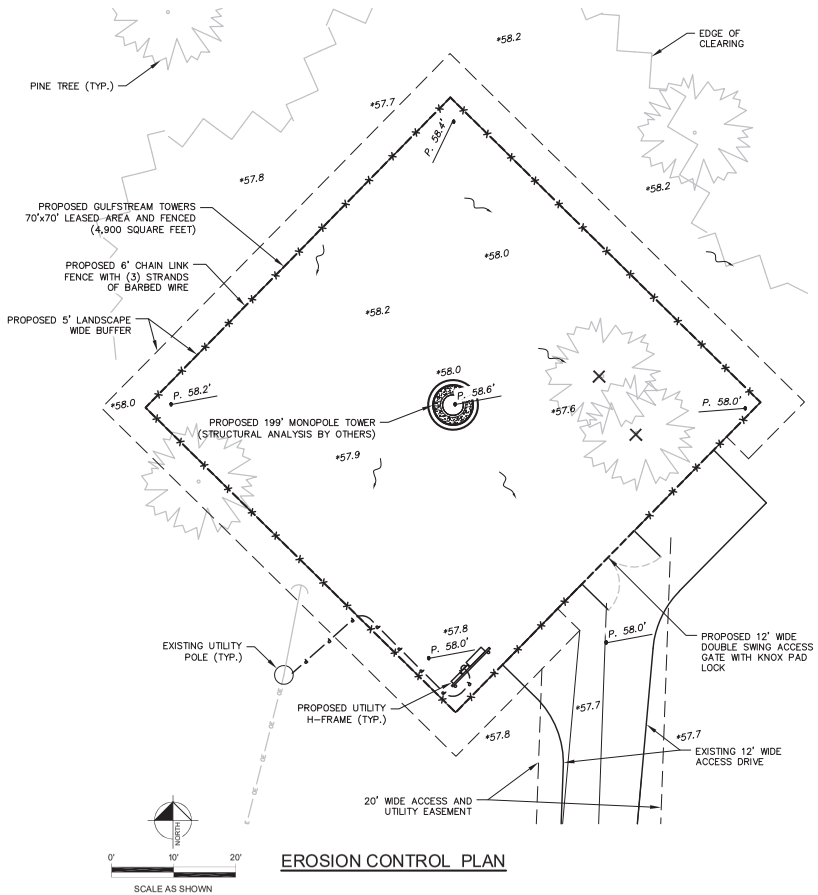
LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
FENCE AND GATE DETAILS

SHEET NUMBER: C-5 REVISION:

KHA Job #: 140601033

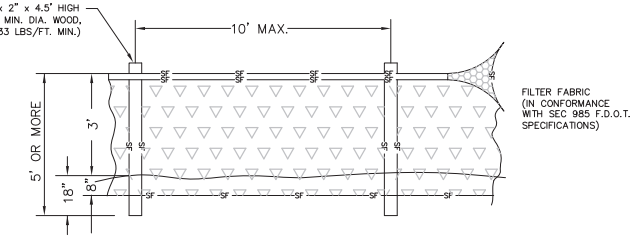
Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\140601000 - Gulfstream Towers\140601033-FL247 Anthony East\CAD\FL247 CIVIL.dwg C-5 Jul 25, 2024 2:02pm by gary.daniel



EROSION CONTROL PLAN

LEGEND

~	STORM WATER FLOW DIRECTION
SF	SILT FENCE
P. 58.6'	PROPOSED GRADES
*58.2	EXISTING GRADES



ELEVATION TYPICAL SILT FENCE

N.T.S.

EROSION AND SEDEMENTATION CONTROL DETAILS AND NOTES

B.M.P.'s (BEST MANAGEMENT PRACTICES)

THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.

2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION, INCLUDING ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), ENVIRONMENTAL RESOURCE.

SECTION 1 GENERAL EROSION CONTROL

1.1 GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER.

1.3 SLOPES OF BANKS OF DRY DETENTION AREAS SHALL BE CONSTRUCTED NOT STEEPER THAN 4H:1V FROM TOP OF BANK.

1.4 ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED AS SOON AS PRACTICAL AFTER THEIR CONSTRUCTION.

1.5 SOD SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS REQUIRED BY PLAN. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

1.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A DETENTION AREA OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL THE GROUND DRAINING TO THE SUMP IS STABILIZED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMPS IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
A) IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B) STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN.
PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION 3 CONTROL OF WIND EROSION

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
A) BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
B) AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.
C) AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE, AS SHOWN, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

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

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1920 WEKIVA WAY, SUITE 200
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SHEET TITLE:
EROSION CONTROL PLAN

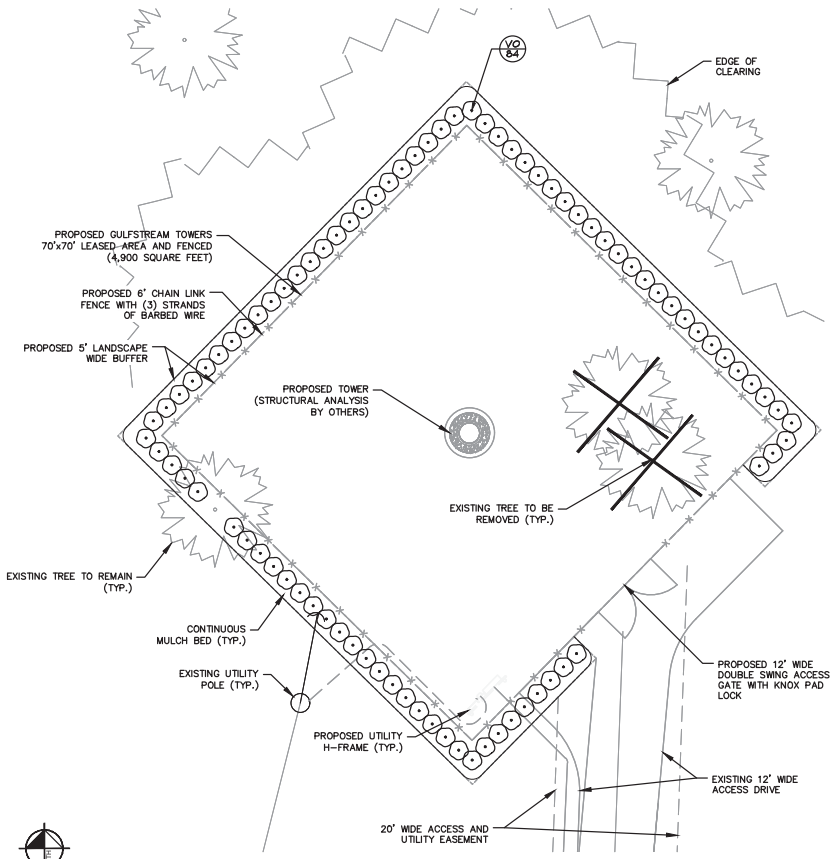
SHEET NUMBER: C-6 REVISION:

KHA Job #: 140601033

A-50

Attachment A

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\140601000 - Gulfstream Towers\140601033-FL247 Anthony East\CAD\FL247 CIVIL.dwg C-6 Jul 25, 2024 2:02pm by gary.daniel



SCALE AS SHOWN

LANDSCAPE PLAN

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. 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.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. 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.
5. 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 REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.

WATER MONITORING AND MANUAL WATERING

1. THREE (3) MONTHS OF WATER MONITORING SHALL BE SCHEDULED FOR ALL PLANTINGS UNDER THIS CONTRACT.
2. IF SITE EXPERIENCES DROUGHT OR IF RAINFALL DOES NOT ACCUMULATE 2" PER WEEK DURING THE MONITORING PERIOD, WATERING WILL BE NECESSARY.
3. THE QUALITY OF WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE SATISFACTORY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS 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 OVER PLANTINGS SHALL BE VIA TRUCK-MOUNTED SPRAYER OR SIMILAR.
4. ALL PLANTS SHALL BE WATERED TWICE WEEKLY FOR THREE MONTHS AT AN APPLICATION RATE OF 1" OF WATER PER EVENT. IF RAINFALL OCCURS DURING A GIVEN WEEK, THE CONTRACTOR SHALL DOCUMENT THE RAINFALL AMOUNT AND WATER THE DIFFERENCE IN ORDER TO ACCUMULATE 2" IN THAT WEEK.
5. CONTRACTOR SHALL DOCUMENT WATERING EFFORTS THROUGH RAINFALL DATA AND MONITORING EVENT RECORDS. ALL RECORDS MUST BE PRESENTED TO THE OWNER UPON FINAL ACCEPTANCE OF THE TREE/SHRUB AND SEEDED TURF AREAS.

MARION CODE REQUIREMENTS

REQUIRED	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 GROWING TO AT LEAST 40 INCHES IN HEIGHT WITHIN THE FIRST GROWING SEASON. PLANTS SHALL BE MULCHED USING TWO INCHES OF MATERIAL.	✓

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	QTY
SHRUBS							
VO	Viburnum obovatum	Walter's Viburnum	Cont.	36" O.C.	30"x30"	Yes	84

A-51

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Kristen E Alexa
Kimley-Horn
2024.09.03
13:43:52-04'00'

KRISTEN E. ALEXA, PLA
LA #6667555
JULY 2024

PLANS PREPARED BY:
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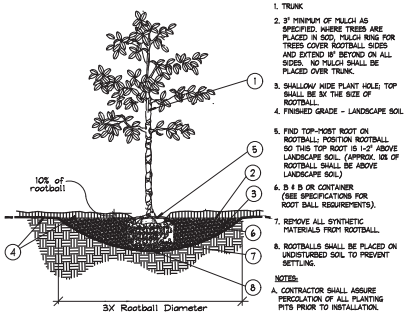
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: L-1
REVISION:

KHA Job #:
140601033

Attachment A



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE: TOP SHALL BE 8X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL: POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

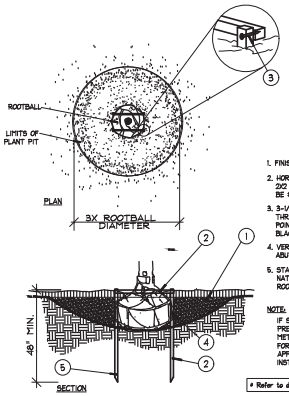
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Tree Planting

SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

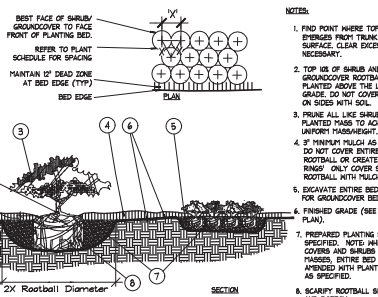
NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

Refer to details B and D for planting

Staking - up to 65 gal.

PLAN/SECTION NTS



NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub / Groundcover Planting

PLAN/SECTION NTS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN BEDS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 – SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE – AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

#WATERING/IRRIGATION RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, AND INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

#FERTILIZER RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH," OR SHREDDED EUCALYPTUS MULCH.

I. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASUREMENT THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL – 811 – TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY MATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. MULCHING: PROVIDE A THREE INCH (THINNUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

J. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED – REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY MATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

K. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

A-52

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
2024.09.03
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KRISTEN E. ALEXA, PLA
LA #6667555
JULY 2024

PLANS PREPARED BY:

Kimley»Horn
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DRAWN BY:	CHK.:	APV.:
VS	GD	TO

LICENSURE:

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THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER: L-2 REVISION:

KHA Job #: 140601033

Attachment A

ELECTRICAL NOTES

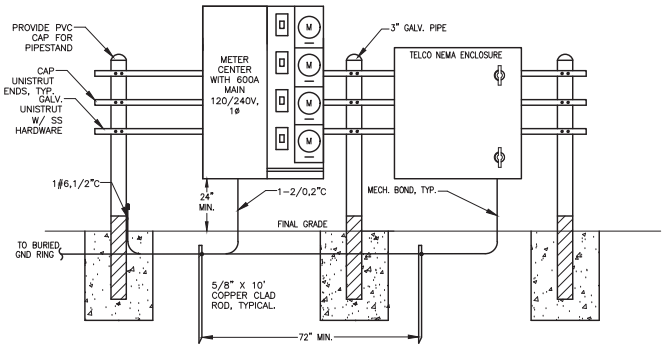
1. GENERAL
   A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
   B. THE CONTRACTOR SHALL COORD. W/CONST. MANANGER FOR PERMITS & INSPECTIONS TOWER CO. SHALL OBTAIN ALL PERMITS, SCHED. INSPECTIONS, & APPROVALS.
   C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
   D. THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM
   E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH CONST. MANAGER, THE BUILDING OWNER AND OTHER TRADES.
   F. WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
2. SCOPE OF WORK
   A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
      1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
      2. PROVIDE SERVICE EQUIPMENT MOUNTED AS INDICATED ON DRAWINGS.
      3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AS INDICATED ON DRAWINGS.
      4. COORDINATE ELECTRICAL SERVICE WITH POWER CO., CONTACT REP PRIOR TO CONSTRUCTION.
      5. COORDINATE TELEPHONE SERVICE WITH TELCO CONTACT REP PRIOR TO CONSTRUCTION.
      6. INSTALL WIRE AND CONDUIT AS INDICATED.
      7. PROVIDE GROUNDING AS INDICATED ON DRAWINGS.
      8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT. CUT AND PATCH CONCRETE AND/OR ASPHALT AS REQUIRED.
      9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS, METERS, BREAKERS, TELEPHONE TERMINAL BOX AND OTHER RELATED GEAR.
3. CONDUIT
   A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
   B. CONDUIT TYPES AS FOLLOWS:
      1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
      2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
      3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING MAY BE EMT.
   C. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. CONDUITS SHALL HAVE BURRS REMOVED WITH A REAMER. CONDUITS ENTERING CABINETS SHALL HAVE LOCK NUTS INSIDE AND OUT UNLESS ENTRANCE IS THREADED. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.
   D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
4. CONDUCTORS
   A. CONDUCTORS SHALL BE COPPER STRANDED TYPE THWN OR XHHW WITH 75 DEGREE C RISE INSULATION OR AS INDICATED ON DRAWINGS.
5. GROUNDING
   A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
   B. ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.

GROUNDING PROTECTION SYSTEM NOTES:

1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT +2'-0" AT TELCO BOARD.
2. PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 2'-0" AWAY FROM FOUNDATION (MINIMUM UNLESS SHOWN ON DRAWING).
3. BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.
4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
5. EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GROUND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GROUND RING. PLACE 5/8"X10' COPPERCLAD GROUND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.
6. BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.
7. PROVIDE INSPECTION SLEEVE AT ALL BURIED GROUND RING EXOTHERMIC CONNECTIONS.
8. PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.
9. EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.
10. 5/8"X10'-0" LONG COPPER CLAD GROUND ROD. 10' SPACING BETWEEN RODS (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
12. ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.
13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
14. ANTENNA CABLES SHALL BE BONDED AT EACH END, RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS PROJECT MANAGER.
15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER & TO GROUND RING VIA TWO PATHS. COORD. WITH CPM.
16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY PROJECT WIRELESS PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
    A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUNDING DETAIL.
    B. CADWELD EACH WIRE TO A 1/4"X4"X12" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.
17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST.

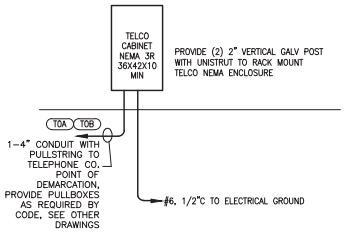
CONDUIT INSTALLATION NOTES:

1. ALL CONDUIT RUNS AND EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY CONTRACTOR TO FIELD COORDINATE WITH CPM BEFORE ANY EQUIPMENT INSTALLATION.
2. CONTRACTOR SHALL PROVIDE TRAFFIC RATED, BROOKS SERIES 66, PULL BOXES WHERE REQUIRED.
3. WHERE U.G. CONDUIT ROUTE IS UNDER SLAB CUT AND PATCH ASPHALT/CONCRETE AS REQUIRED. MATCH EXIST.
4. WHERE NOTED ON DRAWINGS CONTRACTOR SHALL BOND GROUND RING TO PROPOSED TOWER GROUND RING AND FENCE/GATE GROUNDING, CADWELD CONNECTIONS WITH INSPECTION SLEEVE.



ELECTRICAL SERVICE RACK DETAIL

NTS



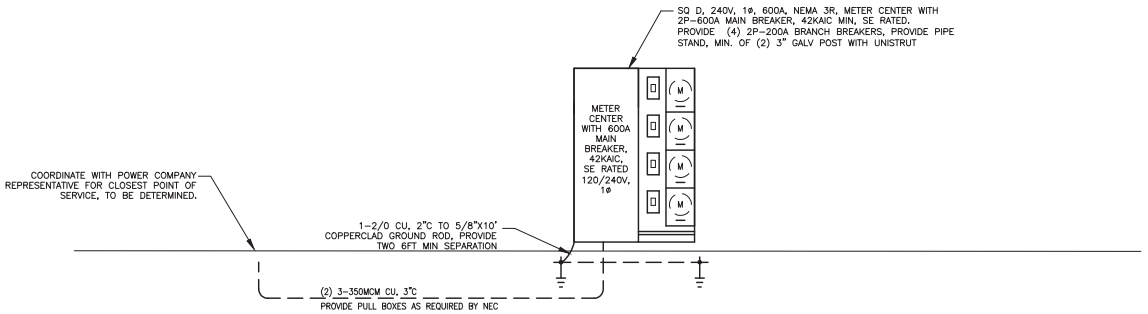
TELEPHONE RISER DIAGRAM (COMPOUND)

SYMBOLS

▼	CADWELD TYPE CONNECTION	C01	CONDUIT TAG 1; REFER TO RISER
◉	5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE	M-1,3	CONDUIT TAG 1; PANEL SCHEDULE
○	5/8" X10'-0" COPPERCLAD GRND. ROD	△	GENERATOR RECEPTACLE
■	MECHANICAL TYPE CONNECTION	- - -	UNDER GROUND ELECTRIC CONDUIT
- - -	#2 TINNED SOLID BARE CU WIRE	- - -	UNDER GROUND TELCO CONDUIT

ABBREVIATIONS

ANT	ANTENNA	EMT	ELECTRICAL METALLIC TUBING
AWG	AMERICAN WIRE GAUGE	DWG	DRAWING
BCW	BARE COPPER WIRE	LPS.	LIGHTNING PROTECTION SYSTEM
RWY	RACEWAY	S.S.	STAINLESS STEEL
TYP.	TYPICAL	PNL.	PANEL
RGS	RIGID GALVANIZED STEEL	CLF.	CURRENT LIMITING FUSE
		CPM	CONST. PROJ. MANAGER



ELECTRICAL RISER DIAGRAM

240V LOAD CALCULATION

TOTAL LOADS	AMPS
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
TOTAL CARRIER LOAD	400

TOWER SERVICE: 1C/ø, #6 CU, 65A
METERCENTER SERVICE: (2) 3-350MCM CU, 3"C, 620A
VOLTAGE PROVIDED: 120/240V SINGLE ø 3 WIRE

SERVICE VOLTAGE DROP LESS THAN 2% PER FBC & NEC

WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
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CHARLES G. NERO, P.E., #51540

A-53

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

PROJECT INFORMATION:
FL247
ANTHONY EAST
5253 NE 97TH STREET ROAD
ANTHONY, FL 32617
MARION COUNTY, FLORIDA

CURRENT ISSUE DATE:
JUNE 2024

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

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PLANS PREPARED BY:
Kimley»Horn

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PROVIDER:
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WINTER PARK, FL 32789

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

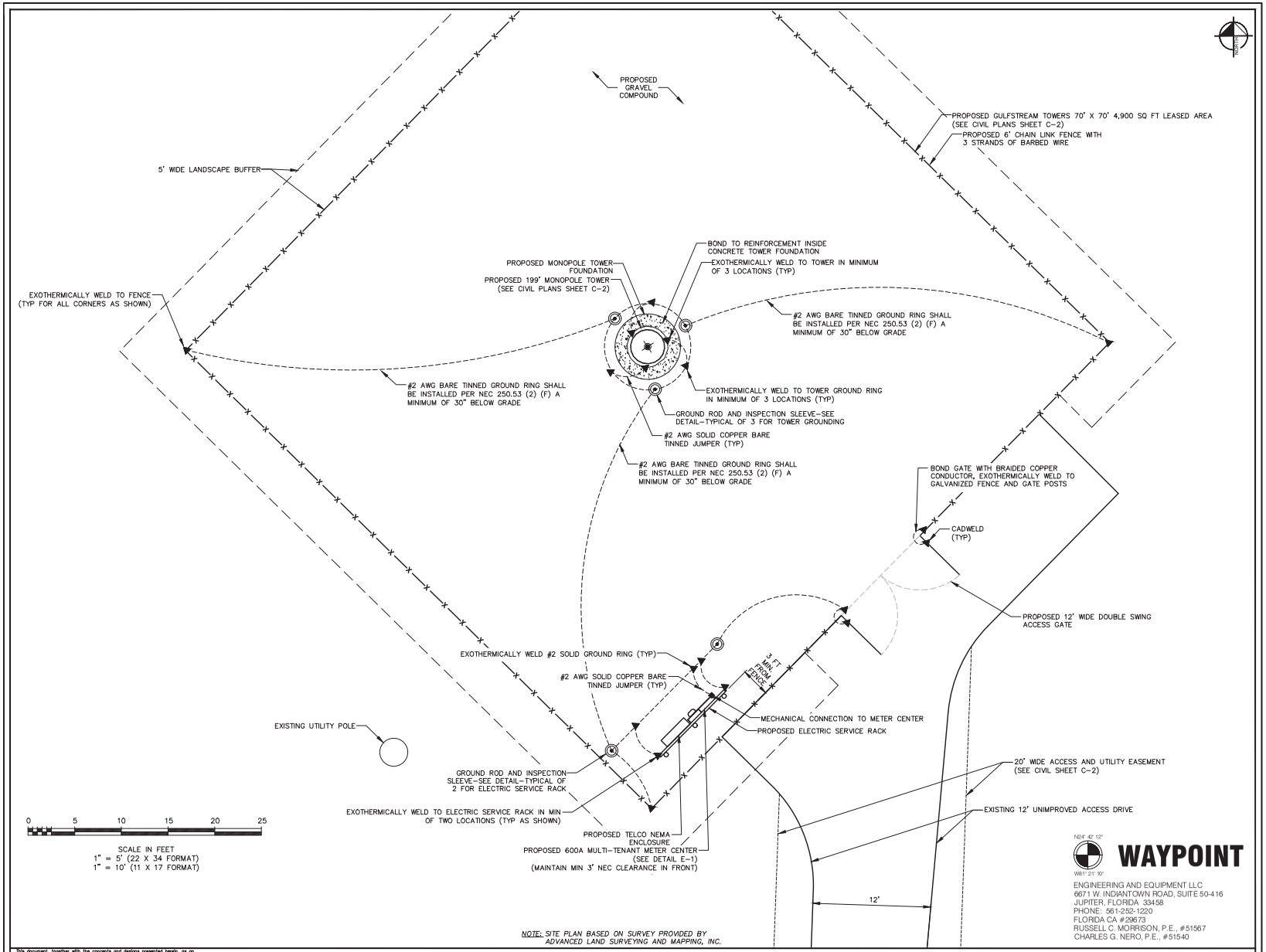
LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
ELECTRICAL NOTES AND RISER DIAGRAM FOR TOWER

SHEET NUMBER: E-1 REVISION:

KHA Job #: 140601033

Attachment A



ELECTRICAL SITE AND GROUNDING PLAN

WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
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PHONE: 561-252-1220
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ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:
Digitally signed by Russell C Morrison
Date: 2024.08.01 05:20:34 -04'00'

PLANS PREPARED BY:
Kimley»Horn

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

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

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

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

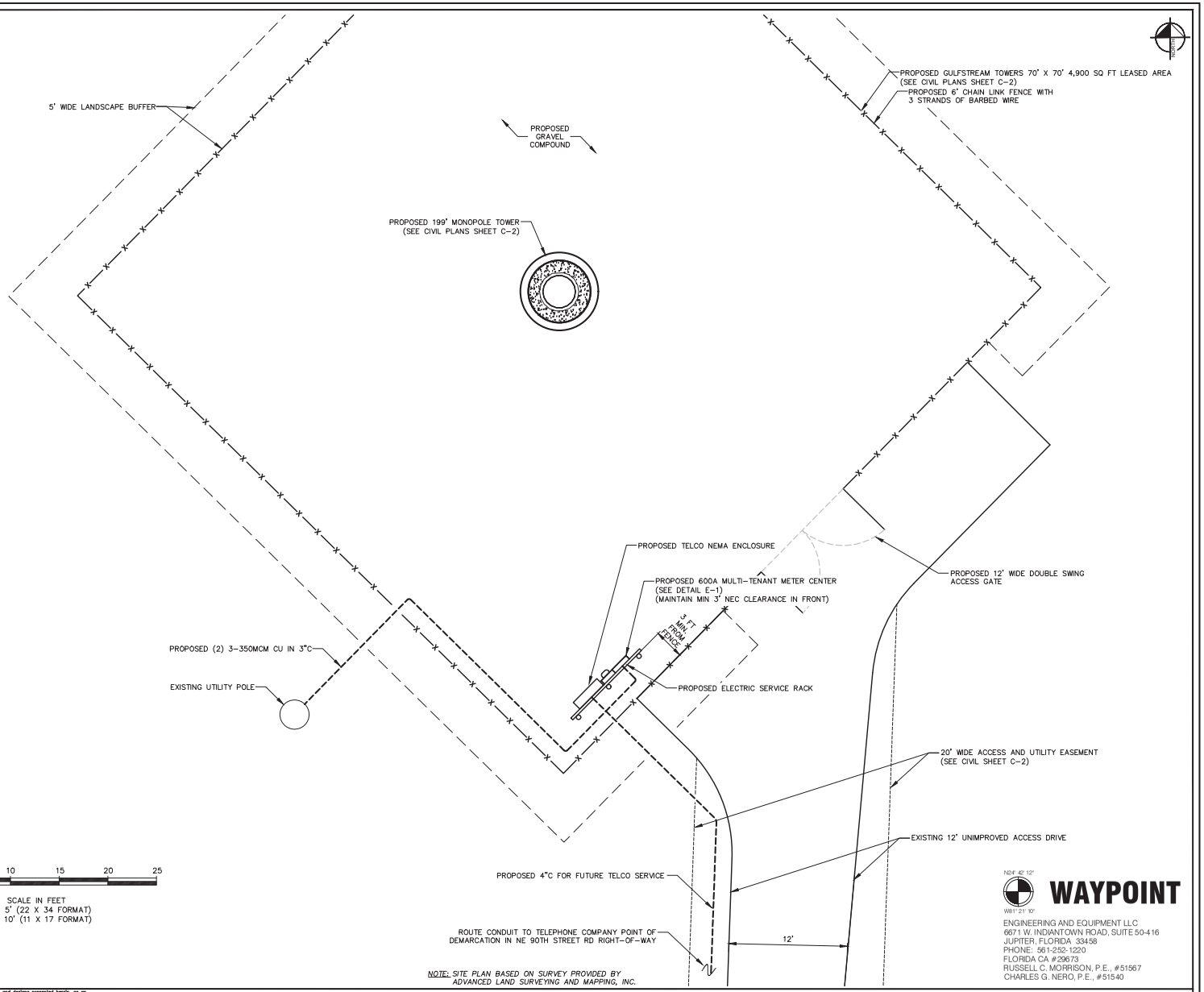
SHEET TITLE:
ELECTRICAL SITE AND GROUNDING PLAN

SHEET NUMBER: E-2
REVISION:

KHA Job #: 140601033

Attachment A

A-54



ELECTRICAL SERVICE PLAN

WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

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

PROJECT INFORMATION:
FL247
ANTHONY EAST
5253 NE 97TH STREET ROAD
ANTHONY, FL 32617
MARION COUNTY, FLORIDA

CURRENT ISSUE DATE:
JUNE 2024

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:
Digitally signed by Russell C Morrison
Date: 2024.08.01 05:20:51 -04'00'

PLANS PREPARED BY:
Kimley»Horn

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

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

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

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

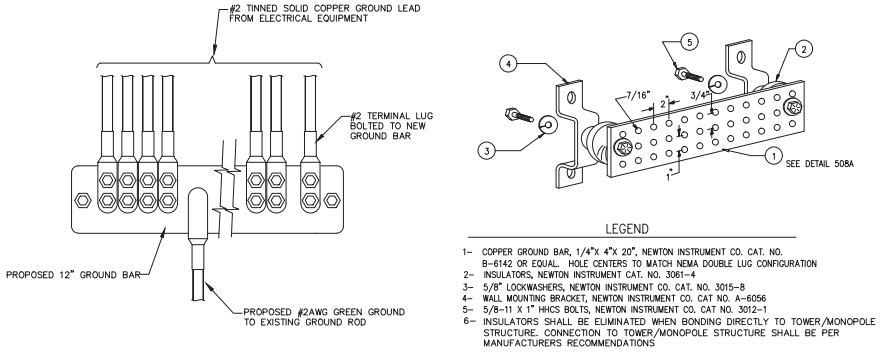
SHEET TITLE:
ELECTRICAL SERVICE PLAN

SHEET NUMBER:	REVISION:
E-3	

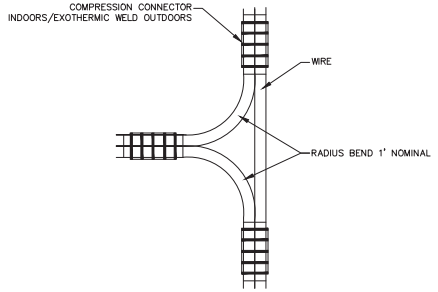
KHA Job #:
140601033

A-55

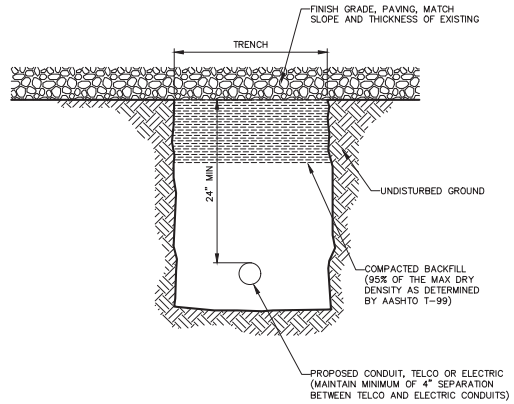
Attachment A



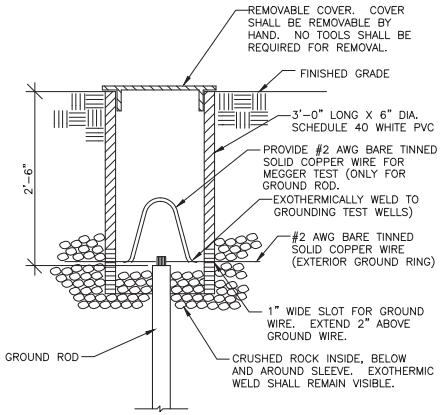
GROUND BAR DETAIL | 1



NON-DIRECTIONAL SPLICE | 2



CONDUIT TRENCH DETAIL | 3



GROUND ROD INSPECTION SLEEVE DETAIL | 4

N041° 42' 12"
W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

A-56

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

PROJECT INFORMATION:
FL247
ANTHONY EAST
5253 NE 97TH STREET ROAD
ANTHONY, FL 32617
MARION COUNTY, FLORIDA

CURRENT ISSUE DATE:
JUNE 2024

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:
Digitally signed by Russell C Morrison
Date: 2024.08.01 05:21:04 -04'00'

PLANS PREPARED BY:
Kimley»Horn

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

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

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

LICENSURE:
KEVIN K. MARAJH PE 71455
THOMAS M.J. O'SHEA PE 96977

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER: E-4
REVISION:

KHA Job #:
140601033

Attachment A

SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 4 FOR EASEMENT DETAIL
SEE SHEET 4 OF 4 FOR COMPOUND DETAIL

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE NUMBER 01-23048984-01T DATED DECEMBER 4, 2023 SCHEDULE B-II

9 EASEMENT AND RIGHT OF WAY AGREEMENT, BY AND BETWEEN PASTEUR CATTLE CO., INC., J. MASON PASTEUR A/K/A JAMES MASON PASTEUR, GEORGE D. PASTEUR, III AND MARILYN PASTEUR, SEABORN L. PENNINGTON AND KATHERINE PENNINGTON, JAMES E CARTER, III AND DIANE F. CARTER, AND PASTEUR CATTLE CO., INC., J. MASON PASTEUR A/K/A JAMES MASON PASTEUR, GEORGE D. PASTEUR, III, CRAWFORD A. PASTEUR AND GEORGIA H. PASTEUR, SEABORN L. PENNINGTON AND KATHERINE 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

LEGAL DESCRIPTIONS (AS PREPARED BY SURVEYOR)

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 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 4900 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
20' ACCESS AND UTILITY EASEMENT

A 20 FEET 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 11081 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
50' RADIUS FALL ZONE

A 50' 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' RADIUS FALL ZONE.

CONTAINING 0.1803 ACRES OR 7853 SQUARE FEET, MORE OR LESS.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
GULFSTREAM TOWERS
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

VICINITY MAP
NEAR 5253 NE 97TH STREET ROAD, ANTHONY, FL 32617-3952
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THIS IS A BOUNDARY SURVEY OF THE GULFSTREAM TOWERS LEASE PARCEL, AND ACCESS AND UTILITY EASEMENT. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE PROPOSED GULFSTREAM TOWERS LEASE PARCEL, AND ACCESS AND UTILITY EASEMENT DEPICTED HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
3. THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 01-23048984-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 4, 2023. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE GULFSTREAM TOWERS LEASE PARCEL, AND ITS ACCESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF NE 90TH STREET ROAD (66' RIGHT OF WAY) PER A BOUNDARY SURVEY PREFORMED BY MILAM LAND SURVEYING DATED NOVEMBER 11, 2008 AS BEING NORTH 66°17'57" WEST.
5. UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
6. PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
7. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12083C0345D, DATED AUGUST 28, 2008 THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES IN ZONE "X" AND ZONE "A" (NO BASE FLOOD ELEVATION).
8. (D) DENOTES DESCRIPTION;(F) DENOTES FIELD MEASURED;(P) DENOTES PLAT; (C) DENOTES CALCULATED.
9. INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
10. ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 1A ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.
11. SITE BENCHMARK IS A SET IRON ROD AND RED CAP "LB 6885" ELEVATION = 57.06' N.A.V.D. 1988 AS DEPICTED HEREON. ALL ELEVATIONS SHOWN HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.).
12. BASED UPON OUR FIELD WORK AND THE ALTA COMMITMENT FOR TITLE INSURANCE, THE GULFSTREAM TOWERS LEASE PARCEL HAS ACCESS TO NE 90TH STREET ROAD (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEPICTED HEREON. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FROM THE GULFSTREAM TOWERS LEASE PARCEL TO NE 90TH STREET ROAD (A PUBLIC RIGHT-OF-WAY).

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KIRK MITCHELL CERTIFICATE No. 5682 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Digitally signed by Kirk Mitchell
DN: c=US, o=Advanced Land Surveying and Mapping Inc., dnQualifier=A01410C000001888B4CAAB100084A05, cn=Kirk Mitchell
Date: 2025.04.23 08:26:36 -04'00'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON JANUARY 24, 2024 IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B.MITCHELL P.S.M. L.S.No.5682
CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						FEBRUARY 19, 2025	K. MITCHELL	ADD FALL ZONE

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

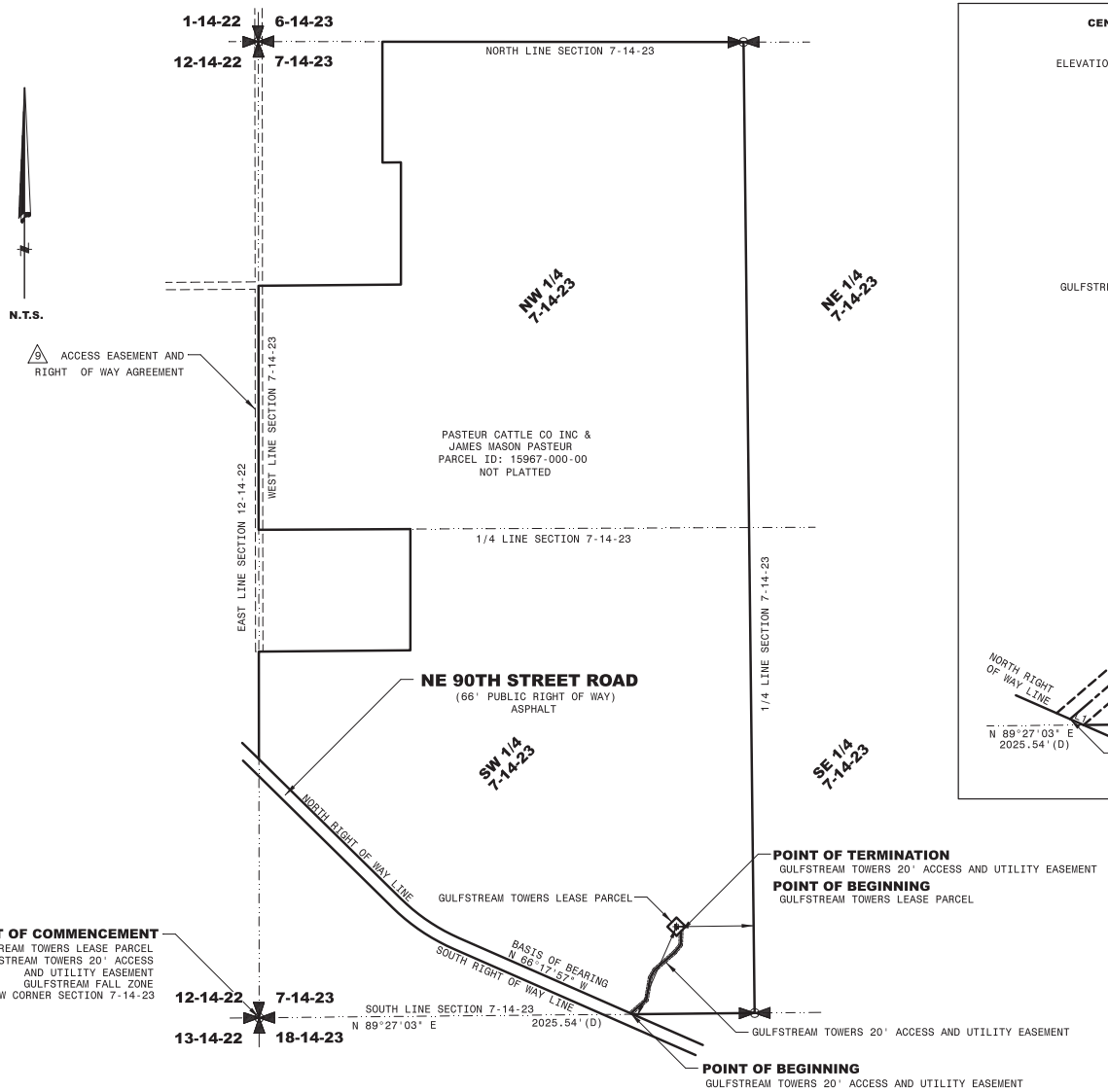
BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL247 ANTHONY EAST
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

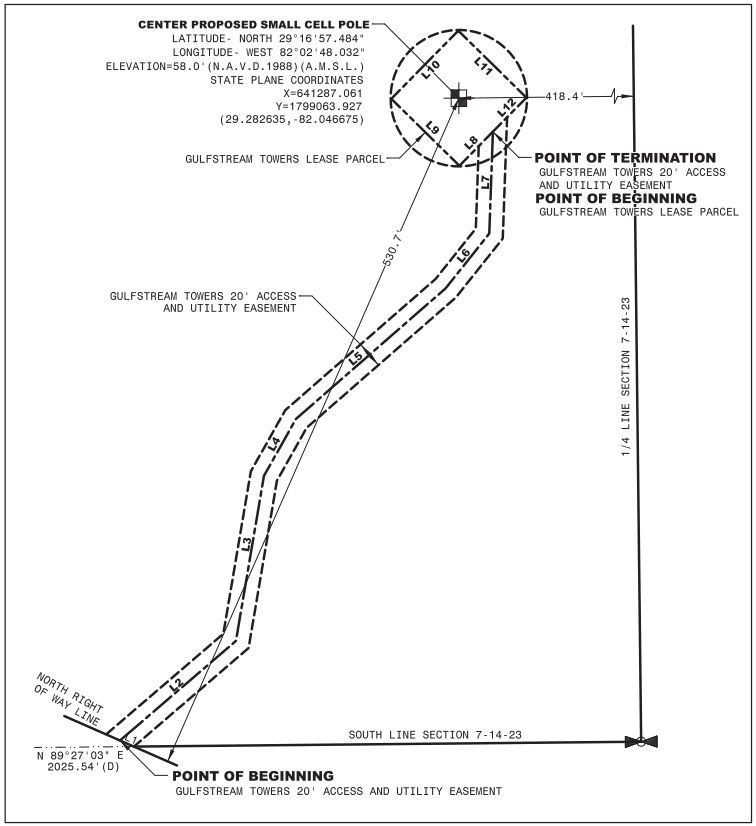
DRAWN	S. PETRAROLI
FIELD DATE	JANUARY 24, 2024
FIELD BOOK	PRINT
SCALE	NO SCALE
PROJECT NO.	X
FILE NAME	FL247 ANTHONY EAST.DWG
SHEET	1 OF 4

A-57

Attachment A

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 3 OF 4 FOR EASEMENT DETAIL
SEE SHEET 4 OF 4 FOR COMPOUND DETAIL





ENLARGED VIEW
N.T.S.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 66°17'57" W	11.09'
L2	N 49°20'47" E	111.97'
L3	N 09°36'55" E	122.55'
L4	N 29°21'28" E	47.99'
L5	N 48°53'03" E	145.56'
L6	N 38°31'01" E	51.32'
L7	N 02°02'43" E	74.64'
L8	S 44°30'22" W	35.00'
L9	N 45°29'38" W	70.00'
L10	N 44°30'22" E	70.00'
L11	S 45°29'38" E	70.00'
L12	S 44°30'22" W	35.00'

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						FEBRUARY 19, 2025	K. MITCHELL	ADD FALL ZONE

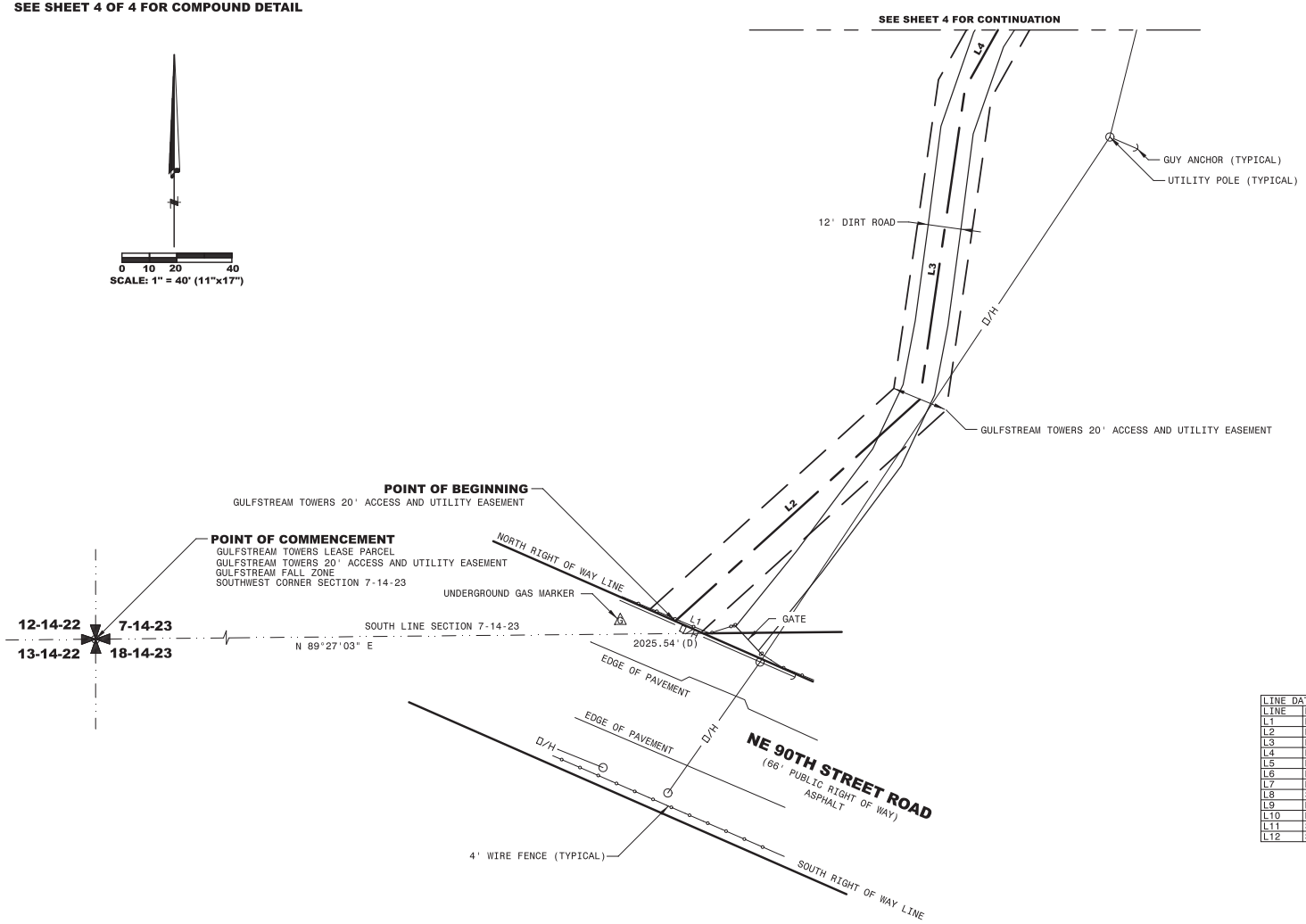
ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL247 ANTHONY EAST
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JANUARY 24, 2024
FIELD BOOK	PRINT
SCALE	N.T.S.
PROJECT NO.	X
FILE NAME	FL247 ANTHONY EAST.DWG
SHEET	2 OF 4

Attachment A

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



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REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						FEBRUARY 19, 2025	K. MITCHELL	ADD FALL ZONE

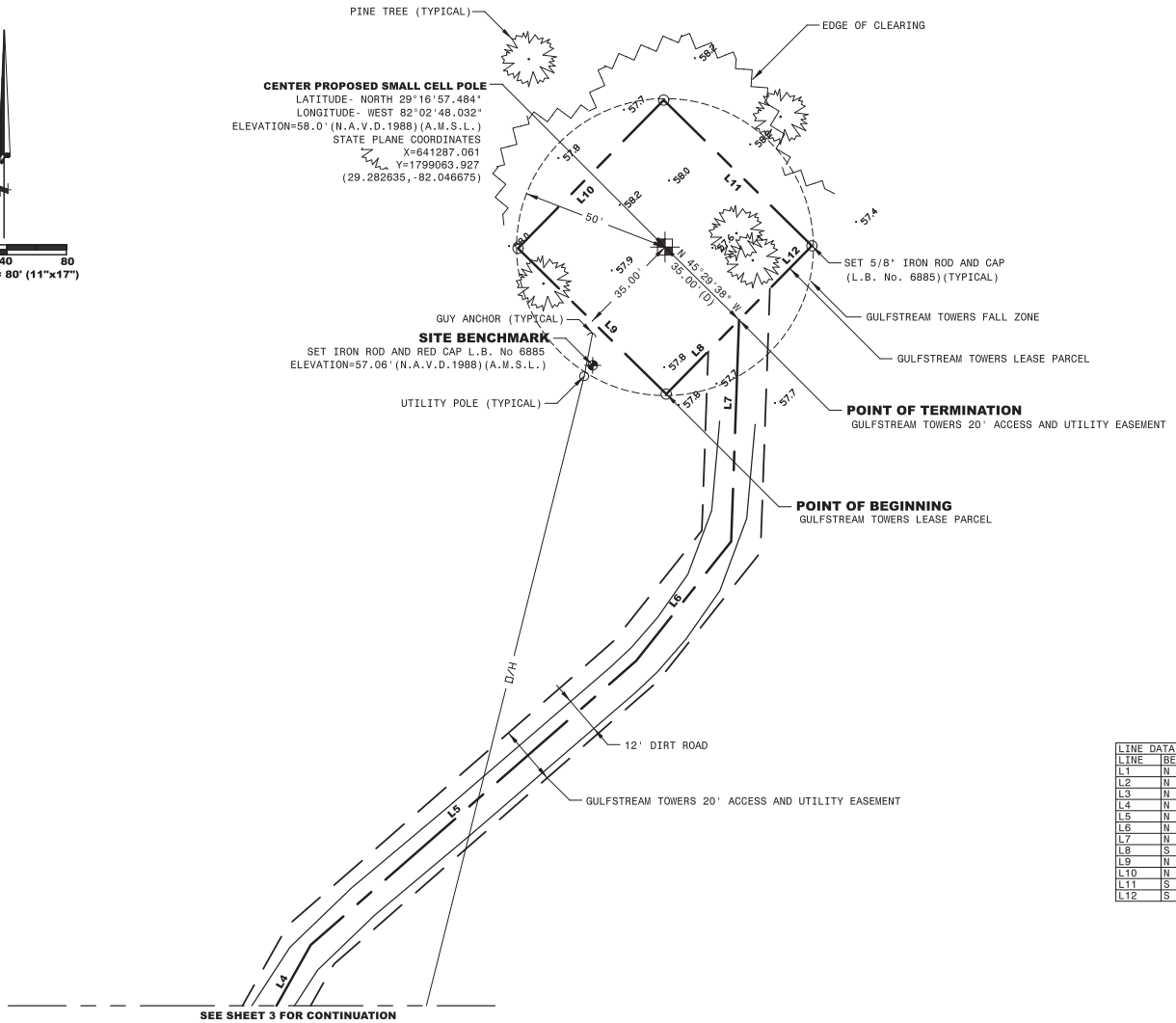
ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL247 ANTHONY EAST
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JANUARY 24, 2024
FIELD BOOK	PRINT
SCALE	1" = 40'
PROJECT NO.	X
FILE NAME	FL247 ANTHONY EAST.DWG
SHEET	3 OF 4

Attachment A

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



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L10	N 44°30'22" E	70.00'
L11	S 45°29'38" E	70.00'
L12	S 44°30'22" W	35.00'

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						FEBRUARY 19, 2025	K. MITCHELL	ADD FALL ZONE

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL247 ANTHONY EAST
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JANUARY 24, 2024
FIELD BOOK	PRINT
SCALE	1" = 40'
PROJECT NO.	X
FILE NAME	FL247 ANTHONY EAST.DWG
SHEET	4 OF 4

A-60

Attachment A

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

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

Attachment A

A-64

CelPlan
Global Technology Solutions

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

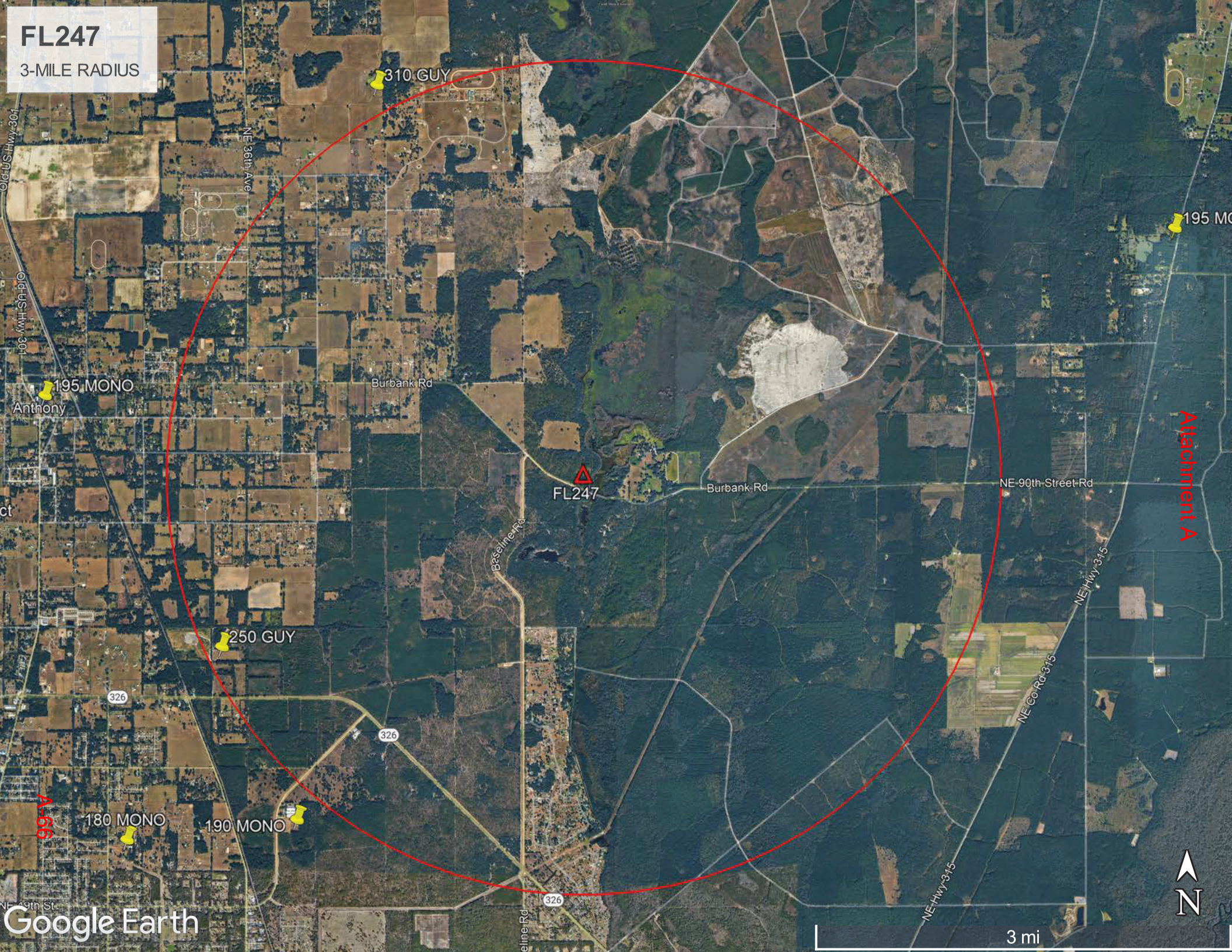
To Whom it May Concern:

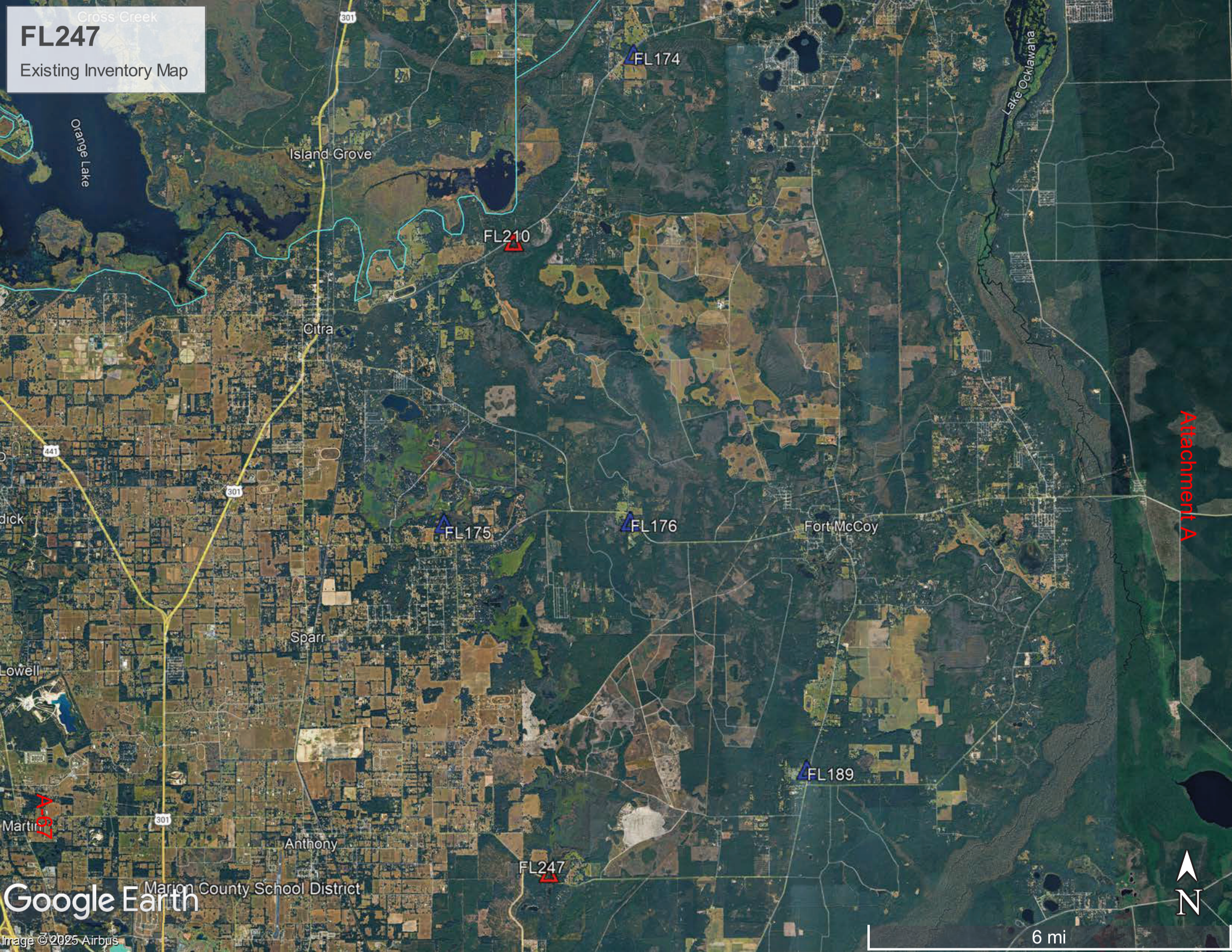
I, Cristine Korowajczuk, RF engineer at CelPlan Technologies have analyzed the proposed location for tower FL247 and have determined that construction and placement of the tower (details indicated below) will not interfere with public safety communication and the usual and customary transmission or reception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

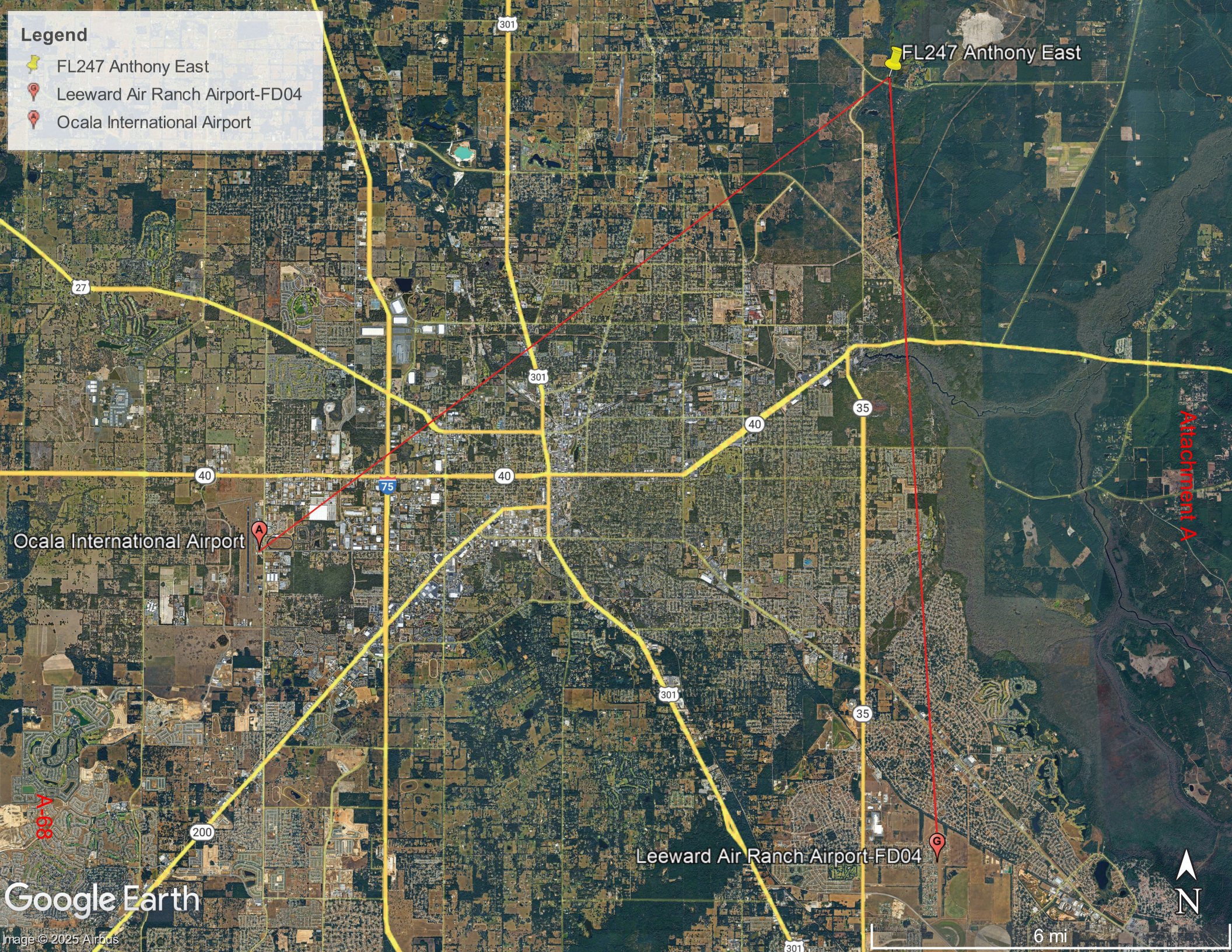
FL247 Anthony East
5253 NE 97th Street Road
Anthony, FL 32617
Latitude 29°16'57.484" N / Longitude 82°02'48.032" W

Sincerely,

Cristine Korowajczuk
RF Engineer


FL247
3-MILE RADIUS
310 GUY
195 MONO
Anthony
250 GUY
180 MONO
190 MONO
FL247
Burbank Rd
Burbank Rd
NE 90th Street Rd
NE 36th Ave
Old US Hwy 301
Old US Hwy 301
Baseline Rd
NE Hwy 315
NE Co Rd 315
NE Hwy 315
326
326
326
A-66
Attachment A
N
3 mi
Google Earth


FL247
Existing Inventory Map
Cross Creek
Orange Lake
Island Grove
Lake Ocklawaha
FL174
FL210
Citra
FL175
FL176
Fort McCoy
Attachment A
Sparr
Lowell
FL189
A87
Martin
Anthony
FL247
Marion County School District
Google Earth
Image © 2025 Airbus
N
6 mi


Legend
FL247 Anthony East
Leeward Air Ranch Airport-FD04
Ocala International Airport
FL247 Anthony East
Ocala International Airport
Leeward Air Ranch Airport-FD04
Attachment A
A-68
Google Earth
image © 2025 Airbus
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